



Hubbardston Massachusetts

Planning Board Meeting Minutes

Date: Wednesday November, 1 2023

Location: 7 Main Street, Slade Building, Hubbardston, MA 01452

Members Present: Kristofer Munroe, Peter Russell, John DeMalia, Erica Dack, William Homans,
Francois Steiger

Other Attendees: Nathan Boudreau

1. Call to Order
2. Public Comments
3. Minutes for approval for October 4th
 - a. Chairman Munroe comments that they are currently working on a transition in the office to be discussed later in the meeting. That the minutes will be presented for approval by the board shortly.
4. New Business
 - a. Continued discussion on the Agricultural Advisory committee's recommendation for the Rural Enterprise Overlay. Chairman Munroe proposes a public listening session along with a presentation to the public about the recommended changes and how it will be helpful to the Hubbardston community.
5. Administrative Matters
 - a. Chairman Munroe address the board that he has received notice today from a Lawyer with Verizon that they will be submitting a special permit imminently, Chairman further explains how this coincides with the Vertex tower, the spectrum rules, and how to make this issue work with the town's current bylaws. He then noted that this particular rule is not compatible with the current special permit process.
 - b. Chairman Munroe propositions the board about tabling the DLTA Projects discussion for another meeting. He reminds the board of the working list of the projects.

DLTA Projects:

- Update, modernize the special permit site plan
- Permanent update for our larger scale solar voltaics bylaw
- Revise and update subdivision rules

- Revise, update, modernize marijuana by law
 - Revise, update, modernize Wireless Communications bylaw
 - Review and revise Zoning for commercial uses
 - Review and revise uses in all zones
 - If necessary review and revise battery energy storage system best bylaw (if approved by the attorney general)
 - Review Aquaphor protection bylaw
- c. Members addressed which of these projects are their top three and agreed to wait and pursue this topic for another meeting.
6. Matters not reasonably anticipated by the Chair
- a. Chairman Munroe has and update from the Town Clerk about issues pertaining to the pending by-laws with Attorney General's office. She is diligently working with them through any issues they have from calling the vote, and how the vote was counted.
 - b. Chairman Munroe brings to the attention of the board Citizen Planner Cooperative meetings will be offered this fall for any that are interested.
 - c. Town Administrator and Chairman Munroe gives a brief update on the ongoing search for the Land Use Clerk Position, it is still open and they are looking to other towns to maybe share a planner.
 - d. Chairman Munroe states that he still looking into the planning board Ledger, and the best practices for that issue.
 - e. Member Steiger asks for clarification on the renewal process for the special permits for the two marijuana facilities. Chairman Munroe informs member Steiger that this is being looked into by the Town Administrator and Town Consultant to make sure the board has the proper forms and information for the renewal process.
7. Chairman Munroe asks for a motion to adjourn, member DeMalia makes the motion to adjourn, it is seconded by member Steiger.
8. The meeting adjourned.

Respectfully submitted,
Patricia Lowe (Land Use Clerk)