

Town of Hubbardston  
Planning Board

Meeting Minutes

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

**Date:** May 12, 2022

**Members Present:** Alice Livdahl (Chair), Kristofer Munroe, Erica Dack, Francois Steiger (remote) and John DeMalia (remote).

**Members Absent:** Bill Homans

**Other Attendees:** Mallory Seamon, Jonathan Vos, Boey Bertold, Patrick McCarty, Francis Parisi and Bill Murray

Ms. Livdahl called to order: (6:35 pm) "This meeting is being broadcast live and digitally recorded."

**Public Comments** - None

**Minutes Approval** - April 14, 2022 - tabled

**Next item on the agenda, Public Hearing on Open Space and Recreation Chapter of Master Plan, Jonathan Vos MRPC.**

Ms. Seamon read the public notice and called the public hearing to order.

Mr. Vos reviewed the final draft of the Master Plan, Open Space and Recreation Chapter with the Committee. The Open Space and Recreation Chapter is a requirement of the Master Plan.

Mr. Vos reviewed the introduction which covers conservation, recreation and agricultural land, and the overall roles and objectives of Open Space and Recreation. Mr. Vos reviewed the Open Space and Recreation assets - 6 major categories of land ownership which are Non Governmental Conservation organizations, Private, Private protected land, Municipal, Trust and Corporations and State.

Vos reviewed the Open Space and Recreation needs and goals and actions, They are as follows:

1. Land protection
2. CPA opportunities
3. Community involvement
4. Trails with GPS and townwide trail maps.
5. Resource protection and enhancement
6. Mount Jefferson stewardship.
7. Town communication with State agencies and Legislatures.

Mr. Munroe made a motion to accept this chapter of the Master Plan. Mr. Steiger seconded. Roll call vote.

Ms. Livdahl - yes  
Mr. Munroe - yes  
Mr. Steiger - yes  
Mr. DeMalia - abstain

Mr. Munroe made a motion to close the Public Hearing. Ms. Livdahl seconded. Roll call vote.

Ms. Livdahl - yes  
Mr. Munroe - yes  
Mr. Steiger - yes  
Mr. DeMalia - yes

**Next item on the agenda, Report on status Implementation Chapter of Master Plan - Johathan Vos**

Mr. Vos stated the final draft would be completed and ready for the May 26, 2022 meeting.

**Next item on the agenda, Scenic Road application – Hale Road – Ridgecrest Investment Properties –James and Sandra Welch**

Ms. Seamon read the notice into the minutes.

Ms. Livdahl explained the application is for the removal of 16 feet of stonewall for a driveway opening. No trees are being removed.

Mr. Munroe made a motion to close the Public Hearing. Mr. Steiger seconded. Roll call vote.

Ms. Livdahl - yes  
Mr. Munroe - yes  
Mr. Steiger - yes  
Mr. DeMalia - yes

Mr. Munroe made a motion to approve the application. Mr. Steiger seconded. Roll call vote.

Ms. Livdahl - yes  
Mr. Munroe - yes  
Mr. Steiger - yes  
Mr. DeMalia - yes

**Next item on the agenda, Scenic Road application form review.**

Ms. Livdahl reviewed the additions and revisions with the Board.

Mr. Munroe made a motion to approve the revised application. Mr. Steiger seconded. Roll call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. DeMalia - yes

**Next item on the agenda, Completeness determination for Special Permit—Paper Crane Provisions, LLC, Boey Bertold—to construct 3 interior rooms in existing building to process Cannabis – Places Associates review**

Mr. McCarty explained the three rooms in the existing building will be to wash and process the Cannabis. The process uses 125 gallons of water per day, the water is reused for irrigation.

Mr. Munroe made a motion the minimum submittal requirements as set forth in Article 7, Section 7.2 of the zoning bylaws have been met and accept the special permit application as amended from Paper Crane Provisions, LLC.

Mr. Steiger seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. DeMalia - yes

**Next item on the agenda, Completeness determination for Special Permit- Vertex Towers LLC 14 Main St - Construct -Installation of a wireless telecommunication facility**

Ms. Livdahl stated Mr. Murray had not been able to review the application for completeness and the item will be moved to the May 26, 2022 meeting agenda.

Ms. Livdahl indicated the tower will be 150 feet tall, house AT&T with a total of 4 providers on the tower.

Mr. Parisi explained the parcel for the tower is in the correct zone but the easement for access is not. Mr. Parisi indicated the easement will require a determination from the Zoning Board of Appeals. Mr. Parisi is looking for an opinion to which Board he should visit first. Mr. Murray stated it is the choice of the applicant. Mr. Parisi would prefer to go through the Planning Board process first unless there is a possibility to hold a joint meeting with the ZBA. Ms. Livdahl will look into the joint meeting option.

Mr. Parisi would like to do the balloon test before June 2. Mr. Parisi noted it is hard to guarantee the weather but he can select a date 24 hours in advance. Mr. Murray stated the balloon test could be done before the determination of completeness. Mr. Parisi suggested advertising the balloon test for May 31, June 1, 2 & 3, 2022 8 am - 2 pm.

Ms. Livdahl asked the difference between the lattice and a monopole. Mr. Parisi indicated swapping out equipment is easier with the lattice pole.

Mr. Steiger asked the timeline for the completion. Mr. Parisi stated he does not have one, this is a multi-step project. Mr. Parisi stated he will be done with the local process by the end of the summer.

Mr. Parisi stated will send out the required mailing to all residences. Ms. Seamon will advertise the Public Hearing for June 16, 2022.

**Next item on the agenda, Streeter Road Tax Title lot – potential for low and moderate income affordable housing, William Murray Places, Assoc. Action: Determine next step in process.**

Ms. Livdahl indicated the full presentation will be put on the May 26, 2022 agenda.

**Next item on the agenda, ARPA application to fund Supplemental Subsurface Investigation for Lot #57 Pitcherville Rd., to determine extent of contamination from lead in ground water and develop remediation plan so lot can be used for SHI senior housing**

Mr. Munroe stated he is coordinating with Mr. McLane and noted ARPA applications are due July 1, 2022. Mr. Munroe noted the next ARPA Committee meeting is May 25, 2022.

Ms. Livdahl stated work has stopped at Lot # 57 due to lead in the groundwater. Mr. Munroe is under the impression the Town Administrator may have put an Article on the Town Meeting warrant to use APRA funds for the project. Ms. Livdahl stated she will look into it.

## **New Business.**

### **a. Report from “all board meeting 5/11”s**

Ms. Livdahl stated the position for an in-house Building Inspector is in the process of being created.

Ms. Livdahl noted the other boards wanted the word spread that the Memorial Day Parade starts at 11 am.

**Next item on the agenda, Matters Not Reasonably Anticipated by Chair**

Ms. Livdahl stated a MRPC member is needed and can be discussed at the next meeting.

Mr. Munroe noted EDC is working on the Town Center overlay; they have fallen a bit behind and could use some help from the Planning Board.

-----

### **Old Business.**

Next item on the agenda, Beal Special Permit withdrawal-- Correspondence and response

Ms. Livdahl noted the Beal's received a refund for their Special Permit fee and put the money towards the ZBA application.

Next item on the agenda, Annual Town Meeting – presentations: BESS, Accessory Dwelling Unit, Rate of Development (withdrawn as disallowed) AND CPA article for shortfall on HFHNCM Ragged Hill House

Ms. Livdahl indicated she will have Mr. Steiger present the BESS presentation and she will present the others.

Next item on the agenda, Report from Kristofer Munroe on status of Agriculture Advisory Committee.

Mr. Munroe stated they are making progress, are still in the information discovery stage and have added 3 representatives.

Mr. Munroe explained they have looked at alternative ways to present the Agricultural Accessory bylaw. There are three ways to possibly handle this through zoning:

- Agricultural bylaw
- Recommend a comprehensive set Residential Agricultural District of zoning bylaws, which could be very challenging.
- Rural opportunity overlay, 5 plus acres.

Mr. Munroe is looking for some guidance from the Board on how and uses that require approval.

Next item on the agenda, Unanticipated Matters.

Ms. Livdahl indicated the Attorney General is reviewing the Marijuana bylaw.

Next item on the agenda, Administrative Matters.

#### **A. Solar field reports**

Ms. Seamon indicated the report from #147 Williamsville Road was received, 3 are still missing. Mr. Steiger suggested revising the Certificate to Generate bylaw. Ms. Livdahl will look at the bylaw again.

#### **B. Training MHP affordable housing.**

Ms. Livdahl noted the training is June 6 & 7, 2022 and there will be one at Devens. There is a possibility both can be remote. Mr. Munroe will attend.

C. Meeting and schedule.

Ms. Livdahl indicated June 16, 2022 will be Ms. Dack's reappointment.

The Board's next meeting is May 25, 2022. Annual Town Meeting is June 7, 2022 and reorganization will be at June 16, 2022 meeting.

Adjourned: 8:54 pm