

Town of Hubbardston  
Planning Board

Meeting Minutes

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

**Date:** June 16 , 2022

**Members Present:** Alice Livdahl, Kristofer Munroe, Francois Steiger, Erica Dack and Bill Homans

**Members Absent:** John DeMalia,

**Other Attendees:** Boey Bertold, Patrick McCarty, Jeff Bourque, Tom Johnson, Francis Parisi and Bill Murray

Ms. Seamon called to order: (6:30 pm) "This meeting is being broadcast live and digitally recorded."

**Reorganization of Board**

Ms. Livdahl nominated Mr. Munroe as chair. Mr. Steiger seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

Mr. Steiger thanked Ms. Livdahl for her years of service.

Ms. Livdahl made a motion to nominate the Administrative Assistant to serve as the Clerk for the Board. Mr. Homans seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

**Public Comments** - None

**Minutes Approval** - May 12, 2022

Ms. Livdahl made a motion to approve the minutes from May 12, 2022. Mr. Homans seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

Mr. Steiger expressed the need to get all past meeting minutes online and accessible.  
Mr. Munroe noted that was an agenda item and it will be skipped over later on in the agenda

**Next item on the agenda, Report on Annual Town Meeting passage and status of HFH, ADU and BESS**

Mr. Munroe informed the Board all Articles passed strongly.

Mr. Steiger summarized the BESS (Battery Energy Storage System) bylaw for the Board and noted the maximum capacity is 10 megawatts.

Ms. Livdahl summarized the Habitat for Humanity/CPC Article and the Accessory Dwelling Articles. Ms. Livdahl noted the CPC Article was for cost overruns, due to COVID-19.

**Next item on the agenda, Public Hearing Scenic Road for removal of tree on Kruse**

Mr. Munroe opened the Public Hearing and read the Scenic Road bylaw definition.

Ms. Seamon summarized the DPW application; it was given to the Planning Board on behalf of the DPW for the purpose of removing a large oak tree that is across from 5 Kruse Road for the purpose of widening the road.

Jeff Bourque, Tree Warden noted the tree comes into the road, Travis Brown, DPW Director requested the removal as it is impeding safety and drainage.

Ed Blanchard expressed his support in the removal of the tree.

Mr. Steiger made a motion to close the public hearing. Mrs. Livdahl seconded. Roll Call vote.

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

Mr. Homans made a motion to approve the removal of the tree application. Mr. Steiger seconded. Ms. Livdahl made a friendly amendment; for safety purposes. Roll Call vote.

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

**Next item on the agenda, Public Hearing Special Permit 56 Gardner Rd**

Mr. Munroe opened the Public Hearing. Ms. Seamon read the notice into the minutes.

Mr. McCarty explained the purpose of the application is to wash and process Cannabis, nothing else has changed to the special permit. Mr. McCarty stated the process consists of ice washing the cannabis, then the processing is to press and dry the product and package.

Mr. Bertold gave a brief overview of the process and explained the product is made without chemicals and is called "live rosin". Mr. Bertold noted the water used in the process is reused for irrigation.

Mr. Steiger asked if the ice would be made onsite. Mr. Bertold indicated there is a 500 pound per day ice maker on-site. Mr. Steiger asked about the estimated water consumption per day. Mr. Bertold stated the use is 60 gallons twice per day.

Mr. Steiger asked about the timeline of the operation. Mr. Bertold indicated it was year round and would utilize the 900 square foot hoop house.

Ms. Livdahl asked about the hours of operation and the packaging. Mr. Bertold indicated the packaging is mainly in mason jars and intended for wholesale, the product is mainly used for edibles. Ms. Livdahl asked if 5 am - 10 pm was sufficient. Mr. Munroe noted there are existing hours in the Special Permit. Mr. McCarty read condition #11 of the original Special Permit, which read; Sunday to Saturday, dawn to dusk, during harvest season the hours may be extended for a limited timeframe.

Mr. Steiger indicated this being an indoor activity could possibly go beyond the dawn to dusk hours. Mr. McCarty stated 5 am - 10 pm was reasonable.

Mr. Murray asked what the days of operation were. Mr. Bertold stated seven days a week. Mr. Murray noted the original Special Permit stated no shipping on Sunday. Mr. Bertold stated Shipping and transport would be Monday - Friday, normal business hours.

#### *Public Comment*

Mr. Blanchard asked if there were no retail sales. Mr. Bertold stated yes.

Mr. Blanchard asked if they plan for retail sales in the future. Mr. Bertold stated yes.

Mr. Munroe asked if the odor mitigation was sufficient. Mr. McCarty stated yes.

Mr. Steiger expressed concerns about toxicity and requested providing a First Responder information sheet.

Mr. Homans made a motion to close the public hearing. Mr. Steiger seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Homans - yes

Ms. Dack - yes

Ms. Livdahl made a motion that the planning board grant a special permit to allow PaperCrane Provisions to process cannabis grown on the property located at 56 Gardner Rd within the existing building at that location, and to create three interior rooms for that purpose, using the

ice water extraction process as described in the application, and to have Places Asc. Prepare a draft decision granting the special permit on these terms and conditions No trucking on weekends, applicant to include a first responder information sheet to local EMS, fire, and Board of health, working within normal business hours of 5 am - 10 pm.

[ close hearing]

**Next item on the agenda, Vertex cell tower application for SP- Review application for completeness and acceptance. Review info from Balloon Test. Review ZBA schedule.**

Mr. Homans recused himself.

Mr. Johnson, Proterra Design gave a brief overview/summary of documents submitted. Mr. Murray noted he has not viewed the application in its entirety, there are no drainage calculations but the application is substantially complete. Mr. Murray suggested the Board vote to accept.

#### *Public Comment*

Mr. Blanchard noted the mailer that was sent out was not correct. Mr. Johnson asked what was missing. Mr. Munroe noted the mailer mentioned Hillsboro in one spot. Mr. Munroe noted it was a judgment call by Mr. Parisi that it was immaterial.

Mr. Johnson indicated Vertex will submit photos that were taken during the balloon test. Ms. Livdahl noted when the photos are received they will be posted.

Mr. Munroe asked if an executive summary of some sort be provided to assist the public with an understanding of Vertex and their background.

Mr. Munroe noted the Board discussed the hours of the balloon test and felt the hours chosen were appropriate.

Sara, a resident, expressed her concerns with the Board not enforcing the 24 hours requirement for the balloon test. Mr. Johnson noted there is always a challenge in choosing a date due to the weather. Mr. Johnson reiterated the photos with the superimposed tower will be available for residents that were unable to be in Town between the hours of 8 am - 2 pm.

Mr. Johnson indicated he and the Board were on-site that morning. Ms. Plourde asked if the site walk was open to the public. Mr. Munroe stated no, the Board only, it is private property.

Mr. Steiger indicated the photographic evidence of the balloon test will assist the Board in determining that the balloon test time frame was reasonable.

Mr. Blanchard asked is they had looked at any other sites. Mr. Johnson stated the applications noted the property selected was unique and sited for the project.

Mr. Parisi indicated all the questions are valid but should be addressed at the public hearing, and noted the public has not yet been notified about the public hearing.

Mr. Blanchard asked for confirmation that the Planning Board and the ZBA were going to hold the public hearing jointly. Mr. Johnson stated yes.

Mr. Steiger ask when the photographs would be received. Mr. Johnson stated a minimum of two weeks before the public hearing.

Mr. Blanchard suggested the require an additional balloon test with hours for 8 am - 5 pm.

Mr. Steiger made a motion to approve the application as substantially complete as presented and with the amendments. Ms. Livdahl seconded. Roll Call vote.

Ms. Livdahl - yes

Mr. Munroe - yes

Mr. Steiger - yes

Mr. Munroe confirmed the Boards would hold the hearing jointly and deliberate separately. Public Hearing to be held July 21, 2022 at 6:30 pm in the Slade Building.

Mr. Homans exited the meeting

**Next item on the agenda, Implementation Chapter Master Plan from MRPC review - tabled**

**Next item on the agenda, Mass. Attorney General's opinion disallowing minimal lot size for all marijuana enterprises. Decide if any further action should be taken**

Ms. Livdahl indicated the minimum lot size was disallowed because it can be seen as adverse to historically disadvantaged parties.

The Board will review the marijuana and solar bylaws.

## **New Business**

**Next item on the agenda, Discussion of "adjacent community" to rail link in Gardner**

Mr. Munroe indicated this matter does not yet apply to Hubbardston, but with the Northern rail extension, which would bring rail service back to Gardner. Everyone should be aware of this matter. Mr. Munroe noted this effects MBTA adjacent communities.

## **Old Business.**

**Next item on the agenda, Proposed Farm Accessory Use Zoning Bylaw status**

Mr. Munroe noted he is working on this. Mr. Munroe has a first draft on his desk.

**Next item on the agenda, Proposed Town Center Zoning Bylaw and Map amendment Status of update on Zoning Bylaws update**

Mr. Munroe noted this matter is in the hands of EDC because of the structure of the grant. Mr. Munroe has met with Mr. McLane and Ms. Friberg and they will work on moving this forward.

Adjourned: 8:22 pm