

Town of Hubbardston

Planning Board Meeting Minutes

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

Hybrid Via Zoom Option also available

Date: Thursday, December 16, 2021

Members Present In Person: Alice Livdahl (Chair), Francois Steiger (remote), Bill Homans, Kristofer Munroe, Bill Homans

Members Absent: John Demalia, Erica Dak (Associate Member)

Other Attendees: Mallory Seamon (Admin), Allison Muirhead, Dan Bigda, Nicole Wineland Thompson, Greg Fisher, Alex Zcoc

Attendees Remote: Bill Murraray (Places Accs), Rob Pagani, W. Friberg, Mark, Fred Richards, Mark Demek, Sally Mann

CALL TO ORDER (6:35pm) "This meeting is being broadcast live and digitally recorded, this meeting is being held hybrid via Zoom participation."

Orders of Business:

1. Public Comments – There are no residents present for Public Comment.

2. Action Items

- Tattan Kruse Rd ANR- Presentation of ANR plan 16 Kruse Rd by Alex Szoc. All requirements are reviewed by Board and found to be satisfactory. B. Homans made motion to endorse ANR as presented seconded by F. Steiger. All in Favor, Motion Passes .
- 41 Halfrey Rd Mark Demek ANR-Bill Murray stated that at this time he does not believe that lot 41A is entitled to endorsement from the PB due to the fact that there is a guard rail which runs the entire length the frontage. Without permit from MASS DOT to remove this rail the applicant does not have the required access needed to this frontage. Bill also stated there are wetlands on the same frontage. B. Homans made motion not to endorse presented plan, seconded by Alice. All in favor Motion passes. Alice to reach out to applicant and advise. Mark was able to call in to Bill Murray stated

he heard the conversation and will be contacting the state to proceed.

- **Informal Presentation.** Allison Muirhead and Daniel Bigba – Informal discussion for their plan for 28 George Howard Rd. Alice went over DCR Protected Watershed maps with applicant and Board members to determine developable area on land. Daniel went over in brief plans to include build a house where the prior main house burnt down, build an event barn/venue across the street from the main house (burnt down), build a new house where the existing house stands, rebuild the existing barn, build a new house where the pole barn is, fix up the pole barn, add additional dwellings as needed for farm equipment, add additional dwellings for hay / grain storage, applicant has a contract to grow and harvest grain. Sally Mann realtor for seller spoke to board in regards to road frontage and watershed land stating that the foundation from the previous house that burnt is not in DCR protective land. Discussion on the amount of buildings to be built or rebuilt on property and one dwelling per lot zoning bylaw requirements. Applicant stated that they also would like to propose an Accessory Use Farm By-Law to the PB for consideration to take to town meeting no timeline or other details were given. Question from panelist on when Accessory Use Farm By-Law could be presented, Alice went over procedure to enact a new bylaw. Discussion ended at this time, applicant will be back in touch with PB for next steps.
- **Special Permit Application.** Nicole and Gregory Fisher submitted Special Permit application to build a Country Club at 28 George Howard Road, discussion, review, fee agreement. Alice reviewed special permit application, stated that application was sent to Bill Murray with Places Associates to review for acceptance Bill did come back to the Board stating that there was missing information at this time making this application incomplete. Alice stated that she has also sent this application to Town Counsel to get a better definition of what is a country club. At this time, we have not heard back from Town Counsel with a definition. After discussion it was decided that applicant would wait to obtain a clearer definition of “Country Club” to support proposed use of property. Once applicant gets clear definition and feel ready they will submit Special Permit for review and hearing!
- **26 Worcester Rd-Clay Pit** at this time Alan Crane has engineers working on plan and will present his reclamation proposal at a later time.
- **Battery Energy Storage bylaw (BESS) new bylaw.** Alice reviewed proposal from Places Associates to review draft and bring to completion. F. Steiger made motion to accept for proposal from Places associates in the amount of \$3900 to have draft prepared professionally, seconded by B. Homans after some discussion was moved to a vote all in

Favor. Motion Passes. Bill stated he is looking at about three weeks out to present his draft to PB.

- Rate of Development for Dwelling Units revised bylaw- Alice stated the we heard back from the Atty General office that the one-year extension was approved. This updated by law needs to be presented this year at Annual Town Meeting to avoid expiration. Alice presented her proposed draft of bylaw. After review of proposed changes B. Homas made motion to accept, send to the SB for discussion, and schedule public hearing for 1/20/22, Seconded by F. Steiger All in favor. Motion Passes
- Accessory Apartment new bylaw to preplace “in-law apartment” an “accessory apartment” definition. Alice stated she is working hard on getting draft done. K. Munroe stated the he believes that with some of the proposed by-laws we need to work hard to educate the public on proposed changes and why were proposing them. We can do this via power point, public forum, getting it on social media, on the website ect Mallory and Alice will work together on this.

3. New Business

- MRPC approval of EEA grant for revision of Solar Bylaw was granted to the Town of Hubbardston Alice will keep us updated at she gets more info!
- Alice received letter from Atty General office stating that they need a 30 day extension to review sign by-law
- Aquifer Favorability Map District Map & By-law are outdated and need to be revised and updated, Alice asked Places Asc. To review and come forward with a proposal to fix.

MOTION to ADJOURN (8:32 pm): B. Homans

- SECOND: F. Steiger
- ALL IN FAVOR

Minutes Recorded by: Christina Sutcliffe (Planning Board Administrative

Assistant) These minutes were approved by vote of the board on