



Town of Hubbardston

Planning Board Meeting Minutes

Location: 7 Main Street, Library Basement, Hubbardston, MA 01452

NOTE: The location mentioned on the posted agenda was the Slade Building. Due to a dual-booking of that site, the Planning Board moved to the Library Basement with appropriate notation on the Slade Building door to direct interested parties to the correct location.

Date: Wednesday, August 21, 2019

Members Present: Alice Livdahl (Chair), Bill Homans, Francois Steiger, John DeMalia

Members Absent: Craig Boissoneau

Other Attendees: Christina Sutcliffe (Admin), Mark Kataisto, Kristen Bonvan, William Murray, Jane Frederico, Ann Smith, Erik Fleming, James Talvy, Clark James

CALL TO ORDER (6:31 pm) "This meeting is being broadcast and digitally recorded."

NOTE: Call to Order and Adjourn times are specific times of the meeting start and end times. Any times listed as "Time Stamp" within the minutes are those taken from the YouTube video of the meeting.

Orders of Business:

1. Public Comments – The Chair invited public comment and no member of the public chose to speak.
2. Minutes Approval of August 7, 2019 – The Chair notes that these minutes were not completed in time for this meeting.
3. Action Items
 - a. Kataisto Decision Review / Approval
 - Chair introduces this item with a concept of 1) that the application had been approved 2) that the board is here to accomplish the completion of the decision 3) that a draft was circulated with the understanding that proposed changes would be submitted before this meeting
 - Mr. Murray of Places Associates reviews the changes to the draft including:

1. the notations regarding the requirement of a police detail (item #18) as deemed necessary by the flow of traffic
 2. the stipulation that if the material being brought in comes from anywhere other than the Erving paper mill that the Planning Board needs to be notified (item #28). Board discussion ensues to ensure clarity of this point.
 3. the inclusion of a junk removal provision (item #31 and #39)
 - Mr. Murray also circulates an email from Casella Organics received at 3:30 pm that afternoon with their comments.
 - The Chair invites questions from the board and the board has no additional questions.
 - Clark James speaks for Casella Organics and addresses three items (from the circulated email):
 1. Trucking non-material outside the operational window (item #21). Board discussion ensues. The board agrees that they may bring in non-biosolid material for site prep outside of the operational window.
 2. The police detail, which they feel was already adequately discussed by Mr. Murray earlier.
 3. The number of inspections required. Board discussion ensues and the number of inspections is maintained.
 - Board reviews draft for final approval.
 - Bill Homans makes a **MOTION** to “accept the decision with the corrections and amendments.” John DeMalia **SECOND’S. ALL IN FAVOR.**
(Time Stamp 51:30)
4. New Business
- a. Correspondence
 - Bonvan Cannabis Email – Kristen Bonvan present to question the board on the steps for a cannabis farm in Hubbardston. Discussion of steps.
(Time Stamp
5. Matters Not Reasonably Anticipated by Chair –
- a. Administrative Matters –
 - This item is to be added to the agenda going forward.
 - Signatures gotten from the board for the Worcester registry.
 - Signatures gotten from the board for approval of monthly expenditures.
6. Old Business
- a. 91 Williamsville Road – Report from Places Associates - Discussion (See Attachment #3)
 - Discussion of history of the site.
 - Discussion of new owners and Mr. Murray’s site walk.
 - Discussion of ownership of property and bond – Mr. Murray still in communication to discern final points of this matter.
 - Discussion of berm and landscaping.
 - Bill Homans makes a **MOTION** to require the owners of 91 Williamsville Road “to provide us a detailed plan of the berm, front screenings, the plantings, and the gate for our October 2nd meeting following the recommendations of Bill Murray’s

report.” John DeMalia **SECOND’S**. Francois Steiger brings up the concept that this is along a Scenic Road and that any plan should ensure that the end products adheres to the surrounding properties. Bill Homans then incorporates a **FRIENDLY AMMENDMENT** that the owners will also “comply with the Scenic Road bylaw” in correcting the plantings and stone wall. John DeMalia **SECOND’S** the **AMMENDED MOTION**. The board asks that the Admin send out a letter detailing this instruction and that Mr. Murray follows up. **ALL IN FAVOR**.

7. Other items on “Old Business” to be reviewed at a later meeting (due to time constraints).
8. The Kataisto draft was completed by Bill Murray as the meeting progressed and printed by the Admin for signature (see FINAL copy, Attachment #4).
9. Mark Kataisto asks about signs having to do with the provisions of the decision. Discussion ensues.

MOTION to ADJOURN (8:03 pm): Francois Steiger

- **SECOND:** John DeMalia
- **All In Favor**

Action Items:

- 1- Admin to email owners of 91 Williamsville Road with instruction for new plans to be presented at the October 2nd meeting.

Minutes Recorded by: Christina Sutcliffe (Planning Board Administrative Assistant)

These minutes were approved by vote of the board with one modification on October 2, 2019.

Attachments:

1. Agenda
2. Attendance Sheet
3. Places Associates 91 Williamsville Road Report (page 1 only – for complete 6-page file please see Planning Board Office)
4. Kataisto Decision – FINAL (page 1 only – for complete 10-page file please see Planning Board Office)

NOTE: Attachments are digitally inserted representations of available files. For original documents, see Planning Board Office.

Attachment #1: Meeting Agenda



Planning Board Agenda

Wednesday, August 21th, 2019 6:30 PM
Main Street, Hubbardston, Slade Building

Planning Board meetings are broadcast live and digitally recorded

1. Call to Order
2. Public Comments
3. Minutes Approval
 - a. August 7, 2019
4. Action Items
 - a. ~~Katahdin~~ Decision Review / Approval
5. New Business
 - a. Correspondence
 - Bonvan Cannabis Email
6. Matters Not Reasonably Anticipated by Chair
7. Old Business
 - a. 91 Williamsville Road
 - b. Marinelli Invoices
 - c. Affordable Housing – CPA Funds
 - d. Gravel Pits – Letter Draft
 - e. Special Permits - Outstanding
 - f. Planning Board Processes – Holliston Administrative Rules Example
8. Public Comments
9. Adjourn

Topics Planned To Be Discussed (TBD) at Future Meetings

1. Subdivision Rules and Regulations Update (TBD Sept 2019)
2. Benchmarking (TBD Sept 2019)
3. Tom Christopher – Building Query (TBD Sept 2019)
4. Update from MRPC John Hume on Master Plan Historical / Cultural Chapter (TBD Sept 2019)
5. Affordable Housing – Habitat For Humanity (TBD Oct 2019)
6. Legal Opinion of Associate Member Abilities (TBD Nov 2019)
7. Clarification of Fee Schedule – Date Needed

Attachment #2: Attendance Sheet



Town of Hubbardston Planning Board Meeting

LOCATION SladeDATE 21- Aug - 2019

Sign In - Please Print

NOTE: If you wish or intend to speak during the initial "Public Comment" period of the meeting please mark the "Public Comments" column. Those who do not check this box may still address the Planning Board during this period, but they will be asked to wait until those below have spoken. Also, if the period of Public Comment runs longer than ten minutes, the Chair may ask petitioners to hold their comments until the "Public Comment" period designated at the end of the meeting.

NOTE: While the Planning Board appreciates the attendance and interest of all public parties, they ask that those present do not offer comment except during the "Public Comment" period of the meeting (or unless the Board requests public opinion or the party has requested a space on the agenda). The board wants to complete all meetings in a timely manner.

Name	Address / Email	Public Comments
MARK KATAISTO	26 WORLDS	
Kristen Bonvan	kristendawn@live.com	
Wm Murray	Peaces Assoc.	
JANE FREDERICO	45 GARDNER RD.	
Ann Smith	22 DAY MILL DRIVE TEMPLETON, MA 01462-1471	
ERIK FLEMING	342 GREENWICH RD HARDWICK,	
James Talvy	137 North Main St	
CLARK JAMES	YORK, ME clark.james@casella.com	

Attachment #3: Places Associates Report on 91 Williamsville Road (page 1 only)



PLACES Associates, Inc.

Certified WBE

August 6, 2019

Alice Livdahl, Chair
Hubbardston Planning Board
7 Main Street – Box 7
Hubbardston MA 01452

Re: 91 Williamsville Road, Seaboard Solar / TGC Hubbardston LLC
Project Compliance Review – Large Scale Solar Permit
Places Associates Project No. 604

Dear Mrs. Livdahl and Members of the Board:

As requested by the Hubbardston Planning Board in March of 2019, our office was asked to conduct a compliance review of the above-listed large scale solar facility. We were requested to conduct this review as the Board has become aware that the facility's ownership has recently been changed and that an abutter has complained about the conditions of the facility.

In conducting our review, we have:

- Reviewed the issued Special Permit from the Planning Board,
- Met with and walked the site with the new owner and his Landscape Architect,
- Coordinated a to do list with the owner to address the project's status relative to the issued permit and have coordinated with the abutter regarding his complaint relative to the project.

Background:

In July of 2013, Bertin Engineering of Southbridge, Ma, submitted an Application for Site Plan Approval for a 0.81 Megawatt (MW) ground-mounted solar array on the property located at 91 Williamsville Road on behalf of Seaboard Solar (Applicant). Our office acted as the Hubbardston Planning Board's review agent. On December 4, 2013 the Planning Board endorsed the approval of the Site Plan review after multiple public hearings and plan changes. It was filed with the Town Clerk on Dec 9, 2013. No appeal of the issued permit was filed. It is on file at the Worcester Registry of Deeds (Bk 51962, pg. 287-295).

Pertinent Conditions of the Issued Permit include (paraphrased):

7.12 – An Operations and Maintenance Agreement (O/M) must be on file with the Planning Board. If the O/M operator change, the Planning Board must be notified in writing within 90 days of such change.

7.23 – The petitioner and any subsequent owner or operator shall maintain the facility in good condition...

7.25 – Absent notice of a date of proposed decommissioning... the installation shall be considered abandoned when it fails to operate for more than 6 months... or any disconnection by the serving utility company...

7.26 – A cash bond or surety is required in the amount of \$ 45,000.

7.30 – The Planning Board reserves the power to modify or amend the terms and conditions of this approval on the petition of the owner, lessee... or on its own motion.

256 Great Road, Suite 4, Littleton MA 01460 · (978) 486-0334 · www.placesassociates.com

Attachment #4: Kataisto FINAL Decision



Earth Removal Permit

Kataisto Family Trust
26 Worcester Road, Hubbardston, MA
Assessor's Map 8, Parcel 88

DECISION
EARTH REMOVAL PERMIT (RESTORATION)
26 Worcester Road
Kataisto Family Trust

August 21, 2019

1. Petition

This document is the DECISION of the Planning Board (hereinafter, the Board) on the Petition of Ann Smith, Trustee for the Kataisto Family Trust, (hereinafter, the Petitioner) for property located at 26 Worcester Road (State Route 68). Said property is shown on Hubbardston Property Map Sheet 8 as Parcel 88 (hereinafter, the site). This decision is in response to a Petition filed for Earth Removal Permit on July 16, 2019, with additional information provided as noted below. This application is filed pursuant to the provisions of the Town of Hubbardston's, General Bylaws, Chapter XXI Earth Removal and the Earth Removal Rules & Regulations, Planning Board, Town of Hubbardston, as last amended.

The Petitioner seeks permission to conduct the restoration of a previously permitted Large Scale Earth Removal Operation, as originally permitted by the Hubbardston Board of Selectmen. Commercial removal of soils or other earthen materials is not part of this application.

2. Petitioner

Ann Smith, Trustee
Kataisto Family Trust
26 Worcester Road
Hubbardston, MA 01542

Owner

Ann Smith, Trustee
Kataisto Family Trust
26 Worcester Road
Hubbardston, MA 01542

Agent/Representative:

James Talvy,
Casella Organics
137 North Main Street
West Brookfield, MA 01585

