



## Town of Hubbardston

### Planning Board Meeting Minutes

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

Date: Wednesday, March 6<sup>th</sup>, 2019

Members Present: Thomas Robinson (Chair), Craig Boissoneau, Alice Livdahl, Francois Steiger (Associate Member)

Members Absent: Kendall Daly, Bill Homans

Other Attendees: Christina Sutcliffe (Admin), Deb Reed, Kelly Romano, Scott Parssus, John Farnsworth, Troy Guinther, Kathy Derzius, Sharon Begley, Ed Ternosky

**CALL TO ORDER** (6:48 pm) "This meeting is being broadcast live and digitally recorded."

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

#### Orders of Business:

1. 95 Williamsville Road – Troy Guinther presenting updated engineering plans and notes. Alice Livdahl makes a **MOTION** to "refer to Bill Murray the plans presented to us tonight by Troy Guinther regarding the property at 95, 93 and 91 Williamsville Road to determine whether his plan of reconstruction is adequate." Craig Boissoneau **SECOND's**. Tom Robinson suggests a **FRIENDLY AMMENDMENT** that "This plan should also include an opinion of work required in the wetland." Alice Livdahl accepts. **ALL IN FAVOR.**  
(Time Stamp 38:04)
2. 91 Williamsville Road – No response to repeated emails. Next step is to check the Assessor's office to determine the owner to contact.
3. Gravel Pit – Discussion of Kataisto Situation (gravel pit) restoration perceived but no plan filed with the Planning Board
4. Scenic Road – up updates
5. Noise Report Updates – no update – Ken Daly absent
6. Master Plan – Delaying this subject until later in the meeting

7. Grants – have been submitted
8. Sharon Begley / Mr. Ternosky – Streeter Road Information
  - a. Ms. Begley provided a copy of her title search for board review, which she states disagrees with the Szoc plan provided by the Streeter Road petitioners. Chair states that the Planning Board can not adjudicate on title disputes.
  - b. Ms. Begley and Mr. Ternosky wanted to alert the Planning Board to the dispute in advance of the March 13<sup>th</sup> Streeter Road meeting.
  - c. Ds. Deb Reed comments that there is a difference between a street and property layout as far as lines are concerned. The Chair calls a halt to the ensuing argument and reminds the attendees that they can not adjudicate.
  - d. Francois Steiger asks if the Planning Board will rely on the plans to make their decision. The Chair responds that he doesn't know the answer to that question. Francois Steiger responds that he believes that if plan is an important element on which to make the decision, then having a reliable plan is important.  
(Time Stamp 1:08:00)
9. Kathleen Derzius ANR (John Farnsworth – representative surveyor)
  - a. Discussion of ANR, history, and plans presented.
  - b. ANR checklist reviewed.
  - c. Board requests plan of all parcels being divided (and designation of pieces being divided off).
  - d. Board requests updated setbacks.
  - e. Board requests written wetland designation.
  - f. Admin brings up a point of possible contention in the plan with regards to the three parcels not being owned by the same person. Referencing a talk with the Hubbardston Assessor's office, no properties may be conjoined if they are not owned by the same party.
  - g. Board then notes (with the intention of conveying these notes to applicant):
    - Add to parcel A that it does not constitute a buildable lot
    - The setbacks are not to be extended (as previously requested) because this ANR does not encompass the two lots being conjoined
    - The remaining parcel must be shown – both lots
    - Remove the combination claims on the document
  - h. Alice Livdahl makes a **MOTION** that Tom Robinson “contact John Farnsworth, the surveyor for the ANR plan presented tonight by Kathleen Derzius, for the purpose of clarifying the points regarding combining the lots eliminating confusion that the lots are being combined – the four points discussed [item 9g].” Craig Boissoneau **SECOND's. ALL IN FAVOR.**
10. Streeter Road discussion by board of what will be voted on next week and it is suggested that the Board review last year's vote on Streeter Road.

**MOTION to ADJOURN** (9:03 pm): Craig Boissoneau

- **SECOND:** Alice Livdahl
- **ALL IN FAVOR**

**Action Items:**

- 1- Chair to contact John Farnsworth regarding ANR requirements.
- 2- Board to review last year's Streeter Road vote.

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

These minutes were approved by vote of the board on June 26<sup>th</sup>, 2019.

**Attachments:**

1. Agenda
2. Attendance Sheet

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



## Planning Board Agenda

**Thursday, March 6, 2019 6:30 PM**  
**Main Street, Hubbardston, Slade Building**

**Planning Board meetings are broadcast live and digitally recorded**

- Call to Order
- Old Business
  - 95 Williamsville Road Rock Removal
  - 91 Williamsville Road – Site Approval Discussion
  - Gravel Pit Report
  - Scenic Road Report
  - Noise Report
  - Economic and Community Development Report
  - Master Plan updates
  - Planning Board Accounts
  - Commercial Development Guidelines
  - Marinelli Correspondence
  - DLTA Grant Application
  - EOE Grant Application
  - Municipal Solar
  - Electronic Filing Project
  - DeMalia Photo Studio (Postponed until 4/24/2019)
  - Affordable Housing Production Plan
  - Updating Rules and Regulations
  - CPA Project Application Extension
- Approval of Minutes
- Correspondence
- Sharon Begley – Streeter Road Information
- ANR – Kathleen Derzius et al, Old Princeton Road
- Review of Released Planning Board Budget
- Submitted Planning Board Budget
- Matters Not Reasonably Anticipated by Chair
- Adjourn

Posted by the Chairman of the Planning Board

Updated 28-February-2019

Attachment #2: Attendance Sheet



**Town of Hubbardston  
Planning Board Meeting**

**LOCATION** Slade Building **DATE** 6-March-2019

**Sign In - Please Print**

Name	Address	Email
Deb Keen	16 Streeter Rd	
Nelly Romano	13 Streeter Rd	
Scott Farnsworth	35 STREETER	
<del>SCOTT FARNSWORTH FARNSWORTH ENGINEERING FOR KATHY DERZIU HUBB@AR.COM</del>		
TROY GUINIER	2352 MAIN ST CONCORD	
Kathy Derziw	68 Hendville, Hubb.	kderziw@gmail.com
SHARON BEGLEY	41 GRIMES ROAD	
Ed Ternosky	41 Grimes Rd	