



Town of Hubbardston

Planning Board Meeting Minutes

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

Date: Wednesday, September 4, 2019

Members Present: Alice Livdahl (Chair), Craig Boissoneau, Bill Homans, Francois Steiger, John DeMalia, Josh DuBois (Associate Member)

Members Absent: N/A

Other Attendees: Christina Sutcliffe (Admin), John Hume, Ryan McLane (Town Administrator), Peter Russell, Deb Reed

CALL TO ORDER (6:30 pm) "This meeting is being broadcast live 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 asks and no residents respond that they would like to comment.
2. Minutes Approval
 - a. August 7, 2019 – Bill Homans makes a **MOTION** to "approve the minutes as presented." John DeMalia **SECOND'S. ALL IN FAVOR.**
3. Action Items
 - a. John Hume – Master Plan Chapter Update: Mr. Hume presents a PPT on the Master Plan (see Attachment #3) in which he discusses that the Master Plan could be completed by next year if the town applies again for DLTA and EEOEA grants. The current chapter in progress – Historical and Cultural – is in good shape to be completed by the Dec 2019 deadline. Mr. Hume goes over a draft of the chapter (see Attachment #4) and states that he would appreciate feedback from the Planning Board and he will return in October with an updated draft.
 - Francois Steiger asks about comparisons that the MRPC might have between Hubbardston and surrounding communities. Mr. Hume agrees to follow up.

(Time Stamp 20:25)

- b. MATTER NOT REASONABLY ANTICIPATED BY CHAIR – Taken Out of Order – Planning Board Admin admits that Ms. Reed did ask to be on the agenda but that somehow her inclusion was clerically omitted. Deb Reed and Peter Russell present the plans for Streeter Road for the Planning Board's signature. Those plans have been amended to correct one clerical error (a book and page number) and include a notation that the town, despite its authority over the street, does not gain any new rights to the body of water it runs adjacent to (Lovewell Pond).

(Time Stamp 34:00)

- c. Benchmarking Discussion – Ryan McLane (TA) presents, giving the board an idea of what "Benchmarking" is and what is expected of the Planning Board with regards to a Benchmarking vision for the Town of Hubbardston. Mr. McLane provides information compiled by Finance Committee (see Attachment #5) concerning Benchmarking towns as a starting point and suggests a joint meeting (maybe by January 2020) with the Finance Committee, Board of Selectmen, and Planning Board to present / discuss each board's findings. Board agrees to look into this by the next meeting.
- d. Todd Miller Discussion – Ryan McLane requests board input with regards to prioritizing Todd Miller's work. Discussion ensues.
- e. Sign Bylaw Discussion – Ryan McLane requests the Planning Board provide their input to the drafting of the sign bylaw. Todd Miller is working on it but it would be appreciated if the Planning Board could give any key concepts of either what they want included or omitted. Board agrees to do this by their next meeting.

(Time Stamp 1:22:35)

- f. 10 Burnshirt Road Special Permit Extension – As an administrative action the board reviews an extension request from the representatives of 10 Burnshirt Road with regards to their Special Permit. It is discussed that there are NO CHANGES to the plans or what they intend to do. Craig Boissoneau makes a **MOTION** to "grant the extension for 10 Burnshirt Road." John DeMalia **SECOND's. ALL IN FAVOR.** Admin to write the Decision.

4. New Business

- a. Welcome Associate Member – Board welcomes Josh DuBois and invites him to sit at the table.
- b. Correspondence
 - Damon Schmidt – Marijuana Cultivation – Board discusses email (See Attachment # 6) and suggests Admin / Chair write letter to invite Mr. Schmidt to come before the board, reference the applicable zoning bylaws, and that it is a town decision to amend bylaws. Bill Homans makes a **MOTION** "to respond to Mr. Schmidt's letter with our feelings that we discussed here at the meeting tonight and the fact that we have to go by the general bylaws and invite him to come before the board if he would like." Francois Steiger **SECOND's. ALL IN FAVOR.** Francois Steiger then discusses the revenue component and curious where Mr. Schmidt's revenue numbers come from.

(Time Stamp 1:36:40)

- Massachusetts Housing Partnership Survey – Chair discusses that she completed a time-sensitive survey on behalf of the board.

5. Old Business

a. Correspondence

- Erica Dack – Kataisto letter – The Board discusses a communication from Ms. Dack (see Attachment #7) with regards to the Kataisto matter. The board agrees to respond that the application was approved and to clarify that the material used in that reclamation is only from Nashua.

b. 91 Williamsville Road – Admin to follow up with Bill Murray regarding whether he has received any update from the owners of 91 Williamsville Road.

c. 147 Williamsville Road – Correspondence – The PB office received notification of a 9 am walk through on Friday, September 6th. The Board are invited. Discussion of who will attend (and that, if a quorum, no discussion can occur).

d. Affordable Housing – CPA Funds – Discussion of available funds for Housing in the CPA fund. Discussion of re-application for \$50K and a new plan for utilization of that money. Discussion of town properties and abandoned properties.

(Time Stamp 1:55:15)

e. Gravel Pits

- General Letter – Board discusses options for gravel pit reclamation. The letter that was drafted is amended to change one wording and to include the concept of whether reclamation has already occurred (and would need to be reviewed).

Bill Homans makes a **MOTION** to send the letter as amended. Francois Steiger **SECOND's. ALL IN FAVOR.**

- Marinelli Invoices – Discussion of whether this account has any bond money. Admin asked to look into which pits have surety money. Also discussion of what options the town has with regards to reclaiming the land. “What is the stick?”

- Kataisto – Admin to follow up on money discussed as part of that process.

- Town Pit – Correspondence from Chair – Discussion of sending information to TA regarding town reclamation of that pit.

f. Planning Board Operational Procedures – Holliston Administrative Rules Example – Chair began and wants to know if the Board thinks this is a “good idea.” Discussion that “as long as in agreement with bylaws.” Board decides to move ahead.

6. Administrative Matters

a. Registry Signatures – Admin gets final signature to submit to registry.

b. Punch List Concept – Admin requests of board that, as they are looking through bylaws / rules and regulations, to send possible changes to the office to compile on a list so that the board can review them all at once at the required Public Hearing.

MOTION to ADJOURN (8:45 pm): Craig Boissoneau

- **SECOND:** Francois Steiger
- **ALL IN FAVOR**

Action Items:

- 1- Board to review Cultural / Historical draft in the next two weeks and provide, through the PB Admin, comments on that draft so that the revision can be presented at the October 2nd meeting.
- 2- Board to, separately, look into Benchmarking data for discussion of applicable towns at the October 2nd meeting.
- 3- Board to, separately, look at the Scenic Road bylaw, for discussion of proposed changes at the October 2nd meeting.
- 4- Admin to write the Extension Decision and send to owner and applicant of 10 Burnshirt Road.
- 5- Admin to follow up with Bill Murray with regards to 91 Williamsville Road communications.

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

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

Attachments:

1. Agenda
2. Attendance Sheet
3. John Hume PPT (Page 1 only – for full document see Planning Board Office)
4. Historical and Cultural Draft Chapter of the Master Plan (Page 1 only - for full document see Planning Board Office)
5. Finance Committee Benchmarking Data
6. Schmidt Email
7. Erica Dack Letter

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

Attachment #1: Meeting Agenda



Planning Board Agenda

Wednesday, September 4th, 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. John Hume – Master Plan Chapter Update
 - b. Benchmarking Discussion
 - c. Todd Miller Discussion
 - d. Sign Bylaw Discussion
 - e. 10 Burnshirt Road Special Permit Extension
5. New Business
 - a. Welcome Associate Member
 - b. Correspondence
 - Damon Schmidt – Marijuana Cultivation
 - Massachusetts Housing Partnership Survey
6. Matters Not Reasonably Anticipated by Chair
7. Old Business
 - a. Correspondence
 - Erica Dack – Kataisto letter
 - b. 91 Williamsville Road
 - c. 147 Williamsville Road – Correspondence
 - d. Affordable Housing – CPA Funds
 - e. Gravel Pits
 - General Letter
 - Marinelli Invoices
 - Kataisto
 - Town Pit - Correspondence
 - f. Planning Board Operational Procedures – Holliston Administrative Rules Example
8. Administrative Matters
 - a. Registry Signatures
 - b. Punch List Concept
9. Public Comments
10. Adjourn

Topics Planned To Be Discussed (TBD) at Future Meetings

1. Tom Christopher – 229 Gardner Road Improvements Query (TBD Oct 2019)
2. Affordable Housing – Habitat For Humanity (TBD Oct 2019)
3. Subdivision Rules and Regulations – Bill Murray (TBD Nov 2019)
4. Legal Opinion of Associate Member Abilities (TBD Nov 2019)
5. Punch List of Rules and Regulations Clerical Errors / Updates / Fee Schedule (TBD Jan 2019)

Attachment #2: Attendance Sheet



**Town of Hubbardston
Planning Board Meeting**

LOCATION Glade Building DATE 4 Sept - 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
Peter Russell	Peter.Russell12@gmail	
Deb Reed		



MRPC DLTA Award to assist with the Historic and Cultural Resources Master Plan Chapter

A Presentation for the Town of **Hubbardston**,
Massachusetts

Presented by the Montachusett Regional Planning
Commission (MRPC)

464 Abbott Ave.

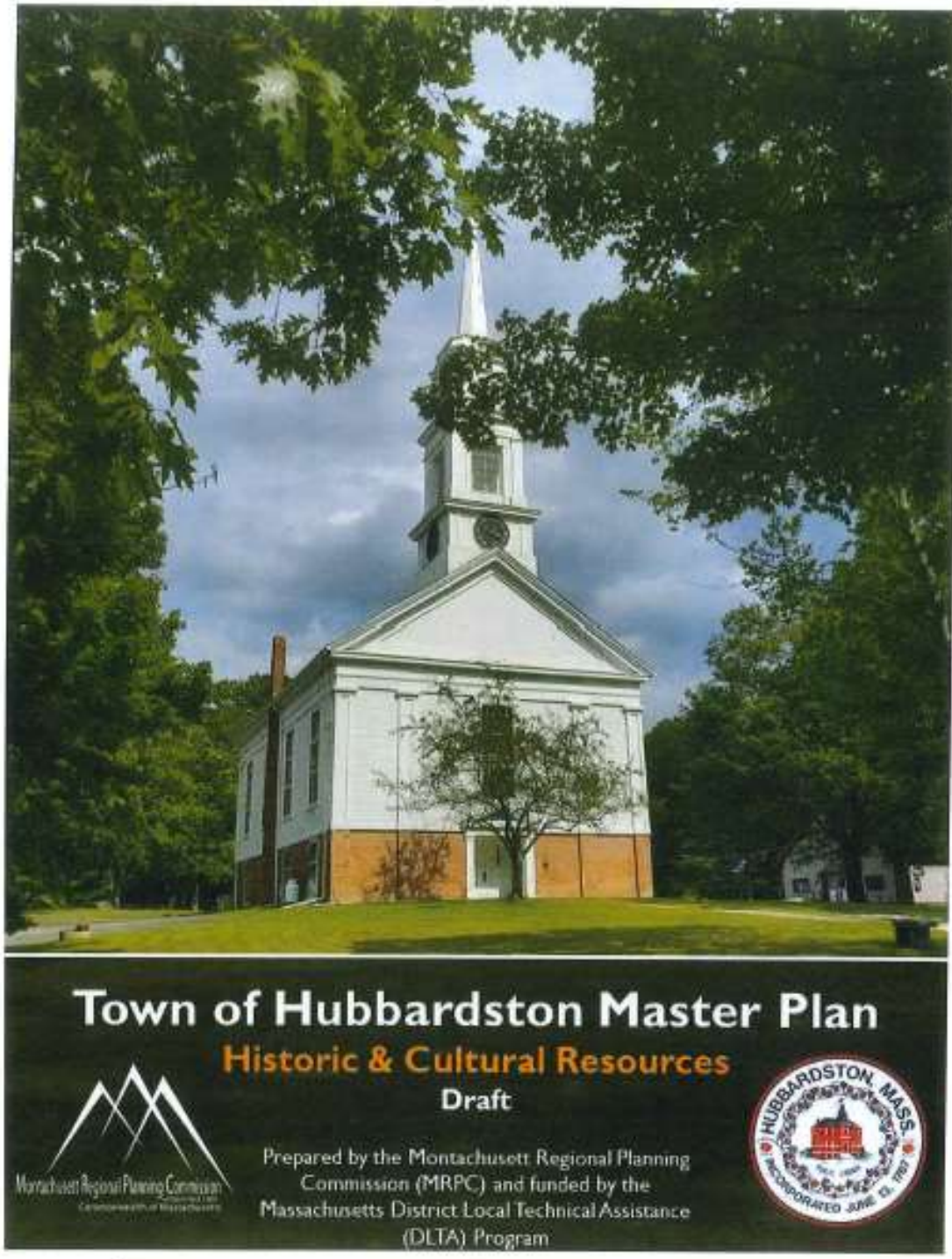
Leominster, MA

www.mrpc.org

September 4, 2019

Presenter: John Hume, Planning and Development Director

Attachment # 4: Historical and Cultural Chapter of the Master Plan (DRAFT) Page 1



Attachment # 5: Finance Benchmarking Data

From Financial

[illegible]

Attachment # 6: Mr. Schmidt's Email Regarding Marijuana Cultivation

From: d schmidt <dg_schmidt@hotmail.com>

Subject: recreational marijuana cultivation establishment in Hubbardston?

Date: August 28, 2019 at 1:31:51 PM EDT

To: "hubselectman5@gmail.com" <hubselectman5@gmail.com>, "alivdahl@hubbardstonma.us" <alivdahl@hubbardstonma.us>

Hello Mr. Galante and Mrs. Livdahl,

My name is Damon Schmidt and I live in Royalston. I was reaching out to you today to inquire about the possibility of doing a recreational marijuana greenhouse in Hubbardston on a large piece of land that is in the RA district next to the Commercial and Town Center districts. The piece of land is a real perfect spot I believe, with zero impact on abutters or the environment. For each 10,000 sq ft of canopy in a greenhouse, the tax revenue for the town will be \$100,000 minimum a year and more like \$200,000-\$300,000 per year. Would it make sense to come in for a meeting?

I would be facing two issues that I would need clarification on, or a variance or maybe a bylaw change if the town wanted me to move forward. Two issues:

1) The current bylaw for Residential shows Outdoor Marijuana cultivation allowed. We would be using a greenhouse that uses natural light as well as other environmental benefits compared to a true indoor grow operation. Would the town allow a Greenhouse that nobody could see from the road or their house?

2) The current bylaw for Residential shows 10,000 sq ft canopy limit. Would the town be willing to look at allowing us to go larger after we prove ourselves with the first 10,000 sq ft of canopy to say 50,000 sq ft greenhouse to match the max commercial size building in town? We would also be willing down the road to go to the state max of 100,000 sq ft of canopy and we would bring \$1,000,000 to \$3,000,000 per year in tax revenue to the town.

I know that was a lot of information to throw at you, but I thought I would give you the big picture of where we would start and if the town would let us, what we would/could expand to. I already have a Host Community Agreement with Royalston for Cultivation, and have retail agreements in the works with Templeton and Phillipston.

What do you think?

Thank you,

Damon Schmidt

Royalston Farm

Attachment # 7: Erica Dack Email

Good Afternoon

I attended the recent meeting and I have a few more concerns and questions and I do not think I will be able to attend the next meeting.

In the paperwork it mentions something about the use of not only the Erving Paper mill but Nashua Wastewater, soft drink soda bottle wash . They presented it like it was just from Erving Paper. It also was mentioned at the meeting that the end game was most likely a solar field in the paper work it mentions the field for hay will that be ingested by animals that we later ingest?

The Casella Organics representative said it was a different material than what was used at Sawyer's farm so I looked and looked and finally found one minutes report from 12/2017 that states that what was used was "Paper Fiber " coming from Erving Paper. I also saw that there were odor complaints from that project and still there is an odor every once in a while.

Biosolid is just another word for toxic waste. I know it was stated that nothing grows in the pit and that it will not run off into water how can that be true ? We once thought plastic was harmless.

We ingest so much poison now do we want to add more to the earth? Has anyone, besides the companies pushing it, considered long term effects? There is a whole documentary about how damaging Biosolids can be, sick people sick animals contaminated food. Basically anything that we have flushed down the toilet or sink is in that material. Cities and towns are banning use in other parts of the country.

I do not want to see Hubbardston become a toxic waste dump we have allowed it in a few spots already and that's enough.

We must protect our environment (even if it's an old clay pit). Look at plastics and how great and harmless everyone thought that was going to be.

I ask that you carefully consider what this material truly is, washed toxic waste sludge. If you do approve this current plan I hope that you will consider it being the last and keep Hubbardston a toxic free town.

Respectfully

Erica Dack

55 Root Rd