



January 4, 2017

## Minutes

HUBBARDSTON PLANNING BOARD  
Slade Building

Meeting called to order at 6:45pm by Vincent Ritchie, Chair  
Other members present: Thomas Bratko, Kendall Daly, Tom Robinson, and Scott Leblanc

The meeting minutes from Dec. 7, 2016 were reviewed, and there was a motion to accept them, as presented.  
**Motion: Tom Bratko**                                 **Second: Tom Robinson**                 **All in favor.**

Correspondence was reviewed.

Tom Bratko made a motion to recess the Planning Board meeting, in order to convene the public hearing.  
**Motion: Tom Bratko**                                 **Second: Tom Robinson**                 **All in favor.**

Tom Bratko made another motion in order to open the Public Hearing.  
**Motion: Tom Bratko**                                 **Second: Tom Robinson**                 **All in favor.**

**7:01pm Public Hearing** was opened, regarding a special permit application submitted by Steve Lange for an indoor self-storage facility and office space at 12 Old Westminster Road, the property of the former Wachusett Lumber Co. Steve Lange, applicant, was not present. Chairman, Vin Ritchie read a letter from him dated 1/4/17, stating that his engineer had not completed the site plans, so therefore he requests a continuation of the public hearing to Feb. 1, 2017. There was no public comment session. It was noted by the chairman, that he had not received any definitive information from the Fire or Police Chief on the proposed special permit, being that they had not yet reviewed the application.

A motion was made to continue the public hearing until Feb. 1, 2017.  
**Motion: Scott Leblanc**                                 **Second: Kendall Daly**                         **All in favor.**

A motion to reconvene the Planning Board meeting and close the Public Hearing was presented.  
**Motion: Tom Bratko**                                 **Second: Tom Robinson**                 **All in favor.**

### **Master Plan Discussion**

Tom Bratko led a discussion of the survey methods in town, those being by paper and on the Survey Monkey website, which is linked to the town website. A public meeting will be held to discuss the results, once the survey is completed and compiled. This is an important portion of the Master Plan rewrite to include public comment. The Planning Board encouraged the town to participate in the ongoing survey and public meeting to be scheduled in the near future.

### **Housing Production Plan**

Dick Heaton led a discussion on the updated version of the town's Housing Production Plan, which was approved by the Planning Board on Sep. 7, 2016, and approved by the Selectboard on Oct. 17, 2016. We are currently awaiting approval from the DHCD (Dept. of Housing and Community Development). The next step is to begin to implement the Housing Production Plan.

Dick presented some ideas of what other towns are doing to implement their housing plans. Housing rehabilitation programs, with deed riders on the properties, are one method where the town can count those properties in their low income housing percentage count. In a housing preservation buy-down scenario, the town would pay the homeowner to put a deed restriction on the property, where the home could not be sold, without consideration of the buy-down regulations. A more specific and detailed look at how these programs work, and a list of the required qualifications of the home owners, will be brought forward by Dick Heaton. It was stated by the Planning Board that a meeting of the Affordable Housing Committee will be scheduled for Feb. 9th.

Tom Bratko made a motion to recess the Planning Board meeting, in order to convene the public hearing.  
**Motion: Tom Bratko**                                 **Second: Kendall Daly**                         **All in favor.**

Another motion was made to open the Public Hearing.

**Motion: Kendall Daly**

**Second: Tom Bratko**

**All in favor.**

**8:00pm Public Hearing** for Removal of Trees at 166 Williamsville Road was opened.

A discussion of the two trees to be removed on Williamsville Rd. (a scenic road) was led by the applicants, John and Jane Frederico. They stated it would leave a clearer sight path from their driveway. The trees will be removed at their cost, as adjacent property owners, even though the trees are on town property. The Hubbardston Tree Warden, Jeff Bourque, agreed with the applicants that the tree was impairing their line of sight from the driveway, being a safety hazard. The trees in question were a 20" dbh red oak and a stemmed 40" dbh red oak. There was no public comment.

A motion was made to close the Public Hearing.

**Motion: Tom Bratko**

**Second: Tom Robinson**

**All in favor.**

A motion to reconvene the Planning Board meeting was presented.

**Motion: Scott Leblanc**

**Second: Kendall Daly**

**All in favor.**

A motion was made to allow removal of the trees in question during the public hearing.

**Motion: Tom Robinson**

**Second: Kendall Daly**

**All in favor.**

**Reclamation Plan Letters for Gravel Pit Owners**

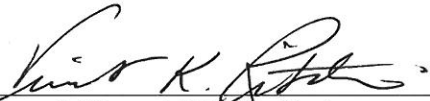
The Planning Board accepted all the changes that were recommended previously by town legal counsel, Atty Doneski, for letters to the gravel pit owners requesting reclamation plans be submitted, under the current General By Laws, Chapter XIX, Earth Removal. There are seven letters to be sent to the following pit owners; Fletcher Trust, Ragged Hill Inc. dba Graves Concrete, Kataisto, Steve Boucher, Pitcherville Sand & Gravel, Ronald Levesque (owner of Rietta Ranch), and the Hubbardston Conservation Commission (which accepted a donation of the former Sharron property on Geordie Lane).

8:48pm Motion to Adjourn was presented.

**Motion: Tom Bratko**

**Second: Tom Robinson**

**All in favor.**



Approved, Vincent Ritchie, Chair

Date

2/11/17 - approved with corrections  
2/28/17 - approved after corrections.