

March 1, 2017

Minutes

HUBBARDSTON PLANNING BOARD
Slade Building



Meeting called to order at 6:40pm by Vincent Ritchie, Chair

Other members present: Thomas Bratko, Tom Robinson, Scott Leblanc, and Kendall Daly

The meeting minutes from February 1, 2017 were reviewed, and there was a motion to accept, as presented.

Motion: Scott Leblanc Second: Kendall Daly All in favor.

Correspondence was reviewed and a letter from the Hubbardston Conservation Commission regarding the former Sharron gravel pit on Geordie Lane was read into the records by Chairman, Vincent Ritchie. The letter stated that property is currently on a ten-year forest management plan. This is a natural, regeneration plan with respect to wildlife and wetlands. The Planning Board agreed with the Conservation Commission's assessment of the property, and noted that no further reclamation action would be required on that former gravel pit.

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.

7:00pm Public Hearing was continued from February 1, 2017, regarding a special permit application submitted by Michelle Murch, for a proposal to operate a retail store at 1 Main St., for the sale of artisan crafts, prepackaged food items, and locally produced wines. She indicated these products would be sold out of the first one-third of the first floor of the building. She presented a revised site plan to the Planning Board, indicating current parking and proposed new parking. A special permit for that site had been granted in 2011, with special conditions in reference to parking and lighting.

No public comments were made.

A motion was made to grant a waiver for Article 8, Environmental Impact Statement, because it does not apply to the special permit request for 1 Main St.

Motion: Tom Bratko Second: Kendall Daly All in favor.

The Planning Board considered issuing the special permit with the same special conditions that were stated in the prior 2011 special permit. A motion was made to grant the special permit for 1 Main St, with special conditions.

Motion: Tom Bratko Second: Tom Robinson All in favor.

Tom Robinson made a motion to end the Public Hearing.

Motion: Tom Robinson Second: Kendall Daly All in favor.

Tom Bratko made a motion to reconvene the Planning Board meeting.

Motion: Tom Bratko Second: Tom Robinson All in favor.

Borrego Solar Certificate to Generate at 232 & 240 Gardner Road

Vin Ritchie, Planning Board Chair, recused himself for this discussion due to a potential conflict of interest. Tom Robinson was acting Chair for this discussion. Dean Smith of Borrego Solar stated that the as-built plans for the commercial solar arrays at 232 & 240 Gardner Road were presented to Places Associates for their review. Bill Murray, of Places Associates summarized that Borrego Solar was in compliance with the conditions of the special permit that had been issued. One item left to take care of is the stabilization the site in the spring, which will be done after the Certificate to Generate is issued, while the special permit is still open.

There was a motion to grant the "Certificate to Generate" electricity for the solar projects at 232 & 240 Gardner Road, subject to compliance of the terms of the special permit.

Motion: Tom Bratko Second: Scott LeBlanc All in favor.

Vincent Ritchie resumed the responsibilities of Planning Board Chair.

Gravel Pit Owners Discussion by Subcommittee Member Tom Bratko

The Planning Board sent certified letters to the gravel pit owners requesting their reclamation plans be submitted, under the current General ByLaws, Chapter XIX, Earth Removal. The following gravel pit owners appeared before the Planning Board:

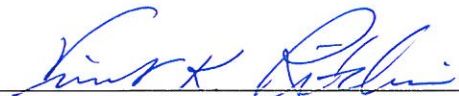
- Jane Frederico, spoke about the Kataisto clay pit. They would like to close the pit themselves. They have 1 slope and 4 acres that need to be reclaimed. They are currently weighing their options with regard to reclamation. In the next two months, the Kataisto family plans to have a civil engineer on board, and a design plan will be submitted to the Planning Board by July or August 2017.
- John Fletcher, for Fletcher Trust #2 and Ragged Hill Inc. dba Graves Concrete spoke on the endangered species delay to their reclamation plans. They are currently waiting on a determination of the endangered species from Natural Heritage, Dept. of Fish and Wildlife. Once the issue gets resolved, they would like to mine more material, if possible. William Murray, of Places Associates, Inc. advised them to be proactive when it comes to the environmental habitat agencies. The need to reclaim the site for the safety of the town was reiterated by the Planning Board. Mr. Fletcher agreed to follow-up with the board with more information.
- Tom Bovenzi was present, representing Steve Boucher Trustee. The Planning Board indicated that they are searching for the earth removal permit. Mr. Bovenzi stated that since 2008 there has been no activity at that site. The need to reclaim the site for the safety of the town was reiterated by the Planning Board to him, as well.
- Jennifer Howald of the Dept. of Conservation and Recreation, Ware River, spoke to the Planning Board regarding ownership of one of the gravel pits in town off Williamsville Rd. Aerial photos of the pit were provided to them by Tom Bratko. He indicated that the site is 3.5 acres in total, and has sand flowing into the watershed. Ms. Howald will inform the DCR of the Planning Board’s concerns and return to the next Planning Board meeting.
- DJ Palm Nominee Trust (Marinelli Pit) has submitted an earth removal permit application with an extraction plan to be done in 3 phases, including reclamation phases using bio-mass, short-paper fiber. The Public Hearing for the permit application has been scheduled for March 29, 2017. Meridian Associates is the engineering firm the Marinelli family is utilizing, which is the same firm that submitted their permit application, with similar detail, in 2012.
- Investigation continues, according to Tom Bratko, on other pits in town.

9:10pm Motion to Adjourn was presented.


Motion: Tom Robinson

Second: Kendall Daly

All in favor.



 Approved with corrections,
 Vincent Ritchie, Chair



 Date