



HUBBARDSTON PLANNING BOARD
Location: Slade Building

Minutes for meeting held on: October 4, 2017

Planning Board members present: Vin Ritchie, Thomas Bratko, Tom Robinson, Craig Boissoneau, and Kendall Daly. Other attendees, William Murray, John Hume, Michael Tolman, Jeff Bourque, Guy Mills, Chuck and Deb Reed, Lisa Durant

Meeting called to order at 6:14pm by Vincent Ritchie, Chair

6:15pm - John Hume, MRPC presented a report on Economic Development for Hubbardston, presenting ideas for attracting businesses into Hubbardston. John Hume will return for the December meeting to continue discussion.

7:00pm - Vin Ritchie entertained the motion of recessing the planning board meeting in order to continue the public hearing for 147 Williamsville Rd, Borrego Solar Facility.

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

7:00pm - Continuation of public hearing for 147 Williamsville Rd., Borrego Solar Facility, special permit application. Since Borrego solar was unable to attend the meeting, and William Murray of Places Associates voiced concern regarding a recent report received from Borrego and other safety concerns pertaining to the site driveway on Williamsville Rd, Vin Ritchie entertained a motion to continue the public hearing on January 11, 2018 at 7pm.

Motion: Tom Robinson Second: Craig Boissoneau All in favor.

7:15pm - Vin Ritchie entertained a motion to close the public hearing and to reconvene the planning board meeting.

Motion: Tom Robinson Second: Craig Boissoneau All in favor.

7:20pm – Discussion of outstanding bills owed by Marinelli Gravel Pit owners, for invoices received from Places Associates and KP Law. Decision was made to invoice DJ Palm Nominee Trust with payment expected within 14 days.

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

Decision to petition the finance committee, asking for an advance, in order to pay these outstanding invoices.

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

Vin Ritchie entertained a motion to require an upfront deposit of up to \$10,000 for any large scale applications presented in the future. This would allow us to be able to pay any consultant and legal fees accrued by the planning board for each project.

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

7:25pm – Open space committee’s report was accepted unanimously.

Motion: Tom Robinson

Second: Tom Bratko

All in favor.

7:30pm - Vin Ritchie entertained the motion of recessing the planning board meeting start the public hearing for 10 Burnshirt Rd.

Motion: Tom Bratko

Second: Craig Boissoneau

All in favor.

7:30pm - Public hearing for Michael Tolman of 10 Burnshirt Rd, application for special permit regarding structural addition to non-conforming pre-existing structure. Vin Ritchie entertained a motion to approve the proposed addition. The proposed addition will not be detrimental to the neighborhood.

Motion: Tom Bratko

Second: Tom Robinson

All in favor.

7:40pm - Vin Ritchie entertained a motion to close the public hearing for 10 Burnshirt and to start public hearing for tree removal of 51 Healdville Rd.

Motion: Tom Bratko

Second: Ken Daley

All in favor.

7:40pm – Combined Public hearing with tree warden for scenic road act and shade tree act. Hearing regarding the removal of two trees at 51 Healdville Rd that is blocking sight when accessing the driveway. Decision was made with the Tree Warden Jeff Bourque to grant approval to remove the two trees.

Motion: Tom Robinson

Second: Tom Bratko

All in favor.

7:55pm - Vin Ritchie entertained a motion to close the public hearing and to reconvene the planning board meeting.

7:53pm - Vin Ritchie read the letter from Jane McCauley regarding removal of stone walls on scenic roads in other towns, and included an article from the Worcester Telegram with examples of fines imposed.

8:00 –Recessed the regular planning board meeting and to open the public hearing for the Proposed Zoning Bylaw amendment on Article 2. The Aquifer favorability area was discussed with William Murray of Places Associates, with changes to the existing bylaws being discussed. Vin Ritchie entertained a motion to recommend adoption to Town Meeting of this by-law with change.

Motion: Tom Robinson

Second: Tom Bratko

All in favor.

8:15 - Public hearing on Chapter 19 of General Bylaws (Earth Removal Bylaw changes). Discussion of Section 5, B & D changing wording to include existing and pre-existing sites, and proposing changing the time period that the Planning Board to make a decision from 30 days to 60 days.

Vin Ritchie entertained a motion to recommend adoption to Town Meeting of this by-law with change.

Motion: Tom Bratko

Second: Tom Robinson

All in favor.

8:30 - Public Hearing on Chapter 16 of General Bylaws (Streets and Sidewalks)

To amend chapter 16 of the general by laws Section 1.2 changing language, requiring a security deposit of \$5,000 to the town before a permit will be issued.

Vin Ritchie entertained a motion to recommend adoption to Town Meeting of this by-law with change.

Motion: Tom Robinson

Second: Tom Bratko

All in favor.

8:45pm - Vin Ritchie entertained a motion to close the public hearing and to reconvene the planning board meeting.

Motion: Tom Robinson

Second: Tom Bratko

All in favor.

8:45 – Discussion of Streeter Road being adopted as a public road by the town of Hubbardston. Deb Reed of Streeter Road along with several residents voiced their concerns about having Streeter Road made into a public road, to be maintained by the town.

Lisa Durant voiced her concerns about making changes to the bylaws concerning new large scale Photovoltaic arrays planned for the town. A public hearing will be scheduled for October 18th, but Lisa came to the meeting to summarize her concerns in preparation for the October 18th meeting.

Vin Ritchie entertained a motion to close the public hearing regarding Streeter Road and to reconvene the

Motion: Tom Robinson

Second: Kendall Daley

All in favor.

Tom Bratko gave an update on a seminar that he attended about Cannabis zoning and bylaws.

9:30pm - Vin Ritchie entertained a motion to adjourn the planning board meeting.

Motion: Tom Bratko

Second: Tom Robinson

All in favor.

Approved with corrections,
Vincent Ritchie, Chair

Date