



Hubbardston Massachusetts

Conservation Commission Meeting Minutes

Date: September 5, 2023

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

Members Present: Rick Green, Tom Larson, Bryan LaRochelle

Members Absent: Tony Coppola, Rich Clapham

Other Attendees: Julian Votruba, Doug Drohan, Barry Brown, Mike Stoll

Call to Order – 7:01 pm

- 1) Minutes Approval – Motion to approve 8/1/2023 minutes as written, by Tom Larson, seconded by Member LaRochelle, unanimous approval.
- 2) Old Business
 - a. Member Larson moves to continue the public hearing for two Notice of Intent applications at Parcel 3_1 (43 Birches Rd) and Parcel 3_43 (Lot A, Birches Road) to the October 3, 2023 meeting at 7:00 pm, at the applicant's request. Seconded by Member LaRochelle, unanimously approved.
 - b. Member Larson moves to continue the public hearing for a Notice of Intent application for fill and wetland replication work in a wetland resource area to the October 3, 2023 meeting at 7:00 pm, at the applicant's request. The work involves construction of a new single-family home and driveway on Parcels 10_32 and 10_33, Worcester Road. Seconded by Member LaRochelle, unanimously approved.
- 3) New Business
 - a. Public Hearing - The Hubbardston Conservation Commission will hold a public hearing pursuant to M.G.L. Chapter 131, Section 40, the Wetlands Protection Act, reviewing a Notice of Intent for work to be performed in a wetland buffer zone. The work involves construction of a driveway and new single-family home on Parcel 2_41 (Lot 2 Ragged Hill Rd).

On a motion by Member Larson, seconded by Member LaRochelle, the hearing is opened by unanimous vote.

Julian Votruba presents for the applicant, describing the project, which involves buffer zone impacts only. The project has been assigned DEP File #189-0322. The proposed driveway will include a culvert to pass roadside drainage. Member LaRochelle inquires about how much of the lot will be cleared for lawn area. Doug Drohan replies that only the immediate area around the house will be lawn - the front of the lot will be natural vegetation. There are no public comments on the application. Member Larson moves to close the public hearing, seconded by Chair Green, approved unanimously. Mr. Drohan requests permission to conduct construction activities in the first 100 feet without erosion controls in place, in order to create a staging area. Member Larson presents a

motion to issue the Order of Conditions in accordance with the erosion control features shown on the plan presented, along with the Commission's standard list of conditions, with the provision that the first 100' of construction can be conducted before the erosion control measures are set in place. Seconded by Member LaRochelle, the Commission votes unanimously to issue the Order of Conditions.

b. East Quabbin Land Trust – parking area on Lombard Road site inspection

Chair Green conducted the site inspection with Mike Stoll. Mr. Green did not have any concerns about the project being proposed. Member LaRochelle asks whether any kind of filing will be required – Chair Green does not feel that is necessary. Mike Stoll summarizes the project for the Commission. Member Larson inquires whether any erosion control measures will be deployed during the construction activities. Member LaRochelle asks whether an RDA should be required since the work is occurring in the buffer zone, and it would provide a mechanism for requiring that erosion control measures be deployed. After further discussion, the Commission agrees that Mr. Stoll's verbal representation that straw wattles will be deployed during construction is sufficient, that the minutes of this proceeding will provide the necessary documentation, and no further WPA filings will be required.

c. Edie Morgan, West Comet Pond Access Rd. Site inspection request.

Clerk Kresge distributes the initial inquiry that was received from Ms. Morgan, and his response requesting that a Site Inspection request be filed with the Commission. No further request has been received from Ms. Morgan. The Commission agrees that no further action is required until a formal Site Inspection Request with additional details is received.

4) Matters not reasonably anticipated by the Chair

- a. Chair Green describes a situation near the intersection of Mayo Road and Hale Road, where after construction of a new home, stormwater has been ponding and then pumped by a local resident onto the road where it subsequently flows to a wetland. Member Larson thinks that pumping water onto a roadway would be prohibited by the DPW. He is unsure of what the Commission's jurisdiction would be in this case, and inquires whether the Commission reviewed an application associated with the new construction. He doesn't think that review of site drainage patterns would have been part of the Commission's review. Clerk Kresge will attempt to locate the original plan reviewed by the Commission, and provide it to the members for further consideration of this matter.

The meeting was adjourned at 7:57 pm.

Respectfully submitted,
Mark Kresge, Land Use Clerk