



September 14, 2011.

## MINUTES

Hubbardston Conservation Commission  
Library Building

Meeting called to order at 7 PM. by Peter Jefts, acting clerk.

Members: Tony Coppola, Eric Gemborys,  
David Klinch, Steve Mossy, Larry Therrien

Guests: Guest list included with  
minutes.

### First Order of Business

#### 15 Williamsville Road

The Board examined the plans and heard presentations by John Walker and Fred Carey. Included in the presentation were the well location, the drainage problems, that the site will need to be raised significantly, and the existing 1,000 gallon failed in the water table. It was decided to let this sit at this time and the decision was postponed. At 7:11 PM. Eric G. made the motion and it was seconded by David K. to accept a negative determination and it was voted unanimously.

#### 15 Main Street

The Board examined the plans and heard presentations by John Walker and Fred Carey. Included in the presentation were the 4 well locations relative to the site and the wetlands in the back. David Simmerer reported that the system had failed a Title V Inspection. It is a three bedroom house and the shed in back of the house will have to be removed. Peter Jefts asked about the runoff. At 7:23 PM. Tony C. made a motion to approve for August 24, 2011 and it was seconded by Eric G. with a negative determination and it was voted unanimously.

#### 19 Main Street

The Board examined the plans and heard presentations by John Walker and Fred Carey. Included in the presentation were that this a failed system with a fully occupied house with 4 bedrooms, that there is a ditch between 19 and 21 Main Street, that it is not possible to stay 100 feet from the well, that 21 Main Street has a dug well, that this will require block wall construction and a maximum amount of leach field. Rebecca Budaj of DCR asked where Mr. Mike's is in relation to this property, is it within the DCR? It was determined that it is not. At 7:30 PM David K. moved and it was seconded by Eric G. as of August 19, 2011 and voted unanimously.

Chris MacKenzie made a presentation to the Board first in regards to Lot 394. Included in the presentation were that this is 30,000 square foot lot, that Angelo Gigliotti has owned it since the 1960s and that there would be a 3 bedroom house built. Chris M. bought a map showing where the wetlands are on the property and explained where the house would be sited. He asked to Board to provide their input. There would be restrictions and David K. suggested that there be a site inspection. Second Chris M. made a presentation in regards to Lots 153 and 154. Included in the presentation was that because the two lots are combined that they are not grandfathered and that building within the 50 foot buffer zone is not permissible. Rebecca B. of DCR noted that it is affected by DCR and vegetative wetlands. This was informational only and no decision was needed by the Board.

### **66 Hale Road**

At 7:50 PM. John Walker and Fred Carey made a presentation to the Board. Included in the presentation were that this involves a septic pit, that this a 2 bedroom but must be designed for a 3 bedroom, that there is a deed restriction required by the Board of Health, that this is a 2 acre lot, and that it is owned by Ouellette.

At 8:06 PM. a motion was made by David K. and seconded by Eric G. to close the Public Hearing and it was passed unanimously.

Discussion concerned a possible revision of Section 2.1 in particular unregulated isolated wetlands. It was mentioned that Princeton has a more precise regulation in this regard. Tony C. spoke against any additional language in Hubbardston's regulation.

At 8:08 PM. a motion was made by Eric G. and seconded by David K. to nominate Steve Mossey as Chair. Tony C., David K., Larry T., Eric G. voted in favor.

At 8:10 PM. a letter from Jassy Bratko of the Open Space Committee was read. It concerns the possibility of building two bridges at the Mount Jefferson and Malone Road Conservation Areas. It was decided that a permit would be needed. David K. volunteered to inform Jassy B.

At 8:15 PM. Steve M. brought forward a question from Tomas Larsen of the Board of Health. It concerned whether or not if something is outside the 100 foot buffer zone needed to be addressed by the Conservation Commission. It was determined that the current regulations already address this issue.

At 8:20 PM. a motion was made by Tony C. and seconded by Larry to accept the Minutes from the July 13, 2011 meeting. It was passed unanimously.

The incoming mail was examined by the Board. The current outstanding vouchers were signed.

At 8:23 PM. a motion to adjourn the meeting was made by Eric G. and seconded by David K. It was passed unanimously.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_