

Hubbardston Conservation Commission Minutes

December 3, 2014

Library Basement

Meeting called to order at 7:01p.m. in the Hubbardston Library Conference Room located in the Library Basement.

Present: Steve Mossey, Larry Therrien, Tom Larson, Tony Coppola

Guests: Jason Sharron, David Thomas, Brad Heatley, Shawn Marcoux, Desiree Hamelin,
Janet Morrison

First Order of Business:

Chairman Mossey asked Tony Coppola to update the board on the site visit to Seaboard Solar located at 91 Williamsville Road. Mr. Coppola noted that in two areas there was deliberate cutting of the wetlands. Everything was left there except some wood tossed over the fence of one of the abutter's who wanted the timber. Mr. Coppola stated that it was deliberate, negligent cutting of the wetlands. In looking over the submittal from Seaboard Solar and what they proposed, Bill Murray and I do not feel it is adequate. Seaboard Solar makes mention of 3 and 4 inch diameter wood that were cut, but they fail to mention the 10-14 inch in diameter trees that were cut. Mr. Coppola feels that the board should hire Bill Murray to discuss what needs to be done. Mr. Coppola feels that Seaboard Solar offering to plant 80 or shrubs is adequate. Seaboard Solar has addressed the gravel situation with the road with the Planning Board. Mr. Mossey stated that we would want more of a diversity of plantings and not just three species of shrubs. Mr. Coppola stated that we should continue this meeting to discuss our plans and future actions.

Motion: Tom Larson

Second: Larry Therrien

Motion made to hire Bill Murray as a consultant to the Conservation Commission regarding Seaboard Solar. All in favor, motion carries.

Seaboard Solar:

Seaboard Solar representatives came to the meeting to discuss their action plan in regards to the cutting of the wetlands. Dave Thomas stated they have a plan and are open to suggestions from the Board for alterations, etc. Mr. Thomas stated that the tree agent went in and got over zealous. Mr. Thomas stated they have no excuse for what was done. Mr. Coppola stated that he didn't feel the shrubs were going to cut it. Mr. Thomas stated that the plan states 180 shrubs not 80. Mr. Coppola stated that there was anywhere from 4 inch to 14 inch in diameter timber that was cut down and he finds it hard to understand how that was done. Mr. Thomas

stated that the tree guy went in there on a Thursday, Friday and Saturday and he thinks that he was a new operator and may have had an old plan. Mr. Mossey stated that we've had problems in the past with cutting in the front as well. Mr. Mossey stated that he is going to suggest an enforcement order. Mr. Mossey stated that planting any shrubs, etc, that there is only a 50% chance of them taking. Mr. Coppola stated that he would like to discuss the possibility of a fine being imposed because he feels this was negligent. Mr. Mossey stated that the Board would like them to come back to the next meeting and discuss the actions that will be in place by then. Mr. Mossey said that Mr. Murray would be in touch with them as well. Mr. Coppola stated that there is timber that is left in the wetlands and he feels that they should be removed. Mr. Thomas stated that they are not in the wetlands but they will be cleared from the area.

Motion: Tony Coppola

Second: Larry Therrien

Motion made to accept the minutes of November 5, 2014 as written. All in favor, motion carries.

North County Land Trust:

Janet Morrison came in to the meeting to discuss land that Mr. Sharron owns. The land is known as a zone 2 groundwater protection area because it's on an aquifer. This is a nice forested parcel. Mr. Sharron is considering donating the land to the Town or possibly have a Conservation restriction on it. Whichever way he decides, there would still be public access. Ms. Morrison would be using a State conservation tax credit program to get him some money for this donation. There would be no money coming from the Town. This is a tax credit program which gives up to 50% of the market value to the tax payer. This application program is heavily subscribed every year. There may be more money being voted in this year so he may get approval for this program in 2015. This property has frontage on Geordie Lane for public access. This program has certain criteria that need to be met. There is no rush on this right now. Right now the land is under Chapter 61a. There is approximately 200 feet of frontage. The actual inlet into the parcel is not very wide. There are 49.1 acres. Taxes are about \$2000.00 a year but it is now in 61a so that it will go down this year. Ms. Morrison said that the Conservation Commission doesn't need to make a decision now. Mr. Larson asked if there would be restrictions. Ms. Morrison stated that there would be no recreational vehicles allowed but depending on who owned the land, either the Town would determine the restrictions or if Mr. Sharron continued to own the land, he would determine the restrictions. The interior of the property is extremely wet. Mr. Mossey asked if there was any mention to the abutters. Mr. Sharron said there had been no mention as of yet. Ms. Morrison stated that

after the landowner decides which way to go, they may be back to get a signature for the State forms. Ms. Morrison thanked the Board and exited the meeting.

Nexamp:

Nexamp solar requested that the Conservation Commission lift the enforcement orders which we put on them in April of 2014. Tony Coppola said that he walked the property and feels very good about what Nexamp has done to meet our requirements. Mr. Coppola stated that he feels we should vote to lift the enforcement orders.

Motion: Tony Coppola

Second: Tom Larson

Motion made to lift the enforcement orders for Nexamp on Pitcherville Road. All in favor, motion carries.

Motion: Larry Therrien

Second: Tom Larson

Motion made to adjourn at 7:58 pm. with no further discussion. All in favor.

Approved:  Date: 1/6/14

