April 6, 2016

Minutes

HUBBARDSTON PLANNING BOARD
Slade Building

Meeting called to order at 6:37 pm by Tom Robinson, Acting Chair
Other members present: Vin Ritchie, Thomas Bratko, Kendall Daly
Staff: Janet Baczewski

Minutes: No meeting minutes were reviewed and there were no motions to accept.

The reorganization of the Planning Board was discussed. A motion was made to reinstate Vin Ritchie as Chair.
Motion: Tom Bratko **Second: Tom Robinson** **All in favor.**

A second motion was made to appoint Tom Bratko as Clerk for the Planning Board, and the Interim Chair of the Planning Board, in the case of absence by Vin Ritchie.
Motion: Tom Robinson **Second: Kendall Daly** **All in favor.**

A discussion and review of the following Articles for the Town Warrant was held;

- Amendment to the Town Charter
- Review Article 6 Rate of Development By Law
- Amendment to Article 21, Citizen Initiative Petition by MaryAnn Dipinto
- Amendment to General ByLaws, Citizen Initiative Petition by Mark Dymek

The Public Hearings will be posted accordingly. The first two items listed will be held for public comment on May 4th, and the second two items listed will be held for public comment on May 31st.

Jim Simpson, of Sterling Real Estate Development, Inc., spoke on the next planning stage for the Moosehorn Hill Development. There is a good portion of Phase I completed (22 units out of a planned 25 units). The initial phase was split into sections due to Dept. of Environmental Protection regulations on wells. Each building has its own well. Phase II will contain 12 units (4, 3-unit buildings). Places Associates, Inc is the new engineering reviewing agent for the town. The Planning Board recommended that Mr. Simpson get in contact with him to review the plans for Phase II. All of the units in Phase I and Phase II were allowed by the Planning Board by an amendment to the special permit in December 2006. The current plans are a continuation of this special permit which has no time lapse, like subdivisions do. Mr. Simpson will also be working with the Board of Health for the Phase II units.

New Business
Regarding the Cove Property at the intersection of Rt 62 & Rt 68, there was a complaint filed by a Planning Board member. The issue is the storage of several portable toilets on the property, which could be a new use, one not currently allowed under zoning bylaws, and could also be a Board of Health issue. A motion was presented to request Larry Brandt, Hubbardston Zoning Enforcement Officer, look into this matter further.
Motion: Tom Robinson **Second: Kendall Daly** **All in favor.**

Tom Robinson reported on his investigation into a planning board revolving account, which he discussed with town accountant, Amy DeLaRoche. She offered to put an accounting line item request for a revolving account on the town warrant. Tom Robinson and Vin Ritchie will set up a meeting with her to discuss this further.

Correspondence was reviewed.

At 8:00pm, Motion to adjourn was presented.
Motion: Tom Bratko **Second: Kendall Daly** **All in favor.**

Approved: [signature] Date: 5-31-16
with corrections