October 5, 2016

Minutes

HUBBARDSTON PLANNING BOARD
Slade Building

Meeting called to order at 6:57pm by Vincent Ritchie, Chair
Other members present: Thomas Bratko, Scott Leblanc, Kendall Daly, and Tom Robinson
Staff: Janet Baczewski
Guests: Richard Heaton, Jeff Anderson

There were no prior meeting minutes to review.

West Comet Pond Access
Ed Blanchard spoke previously before the Planning Board on behalf of Sue & Reid Roberts. They requested that the board make a determination of whether or not the access on West Comet Pond was a way in existence before zoning. Chairman, Vin Ritchie, provided copies of several prior legal opinions from town counsel regarding the subject. Vin stated that none of the legal opinions he researched indicate it to be a road. One legal opinion was that of Judith Cutler, of Koppelman & Paige, dated 5/16/1995, which referred to the access as a "cart path". Vin advised Mr. Blanchard that a decision from the Planning Board was not necessary, unless there is an ANR to rule on. Tom Bratko recommended he submit an ANR to the Planning Board. The recommendation was echoed by the rest of the Planning Board.

Master Plan Discussion
Dick Heaton, of H & H Associates, LLC, gave an update on the facilitation of the Master Plan.
Dick identified the topics of discussion for the evening regarding the Master Plan:

1. Town-wide survey to be completed this fall. Viable vehicles for the survey were decided to be an online survey via Survey Monkey website, and paper copies of survey at various locations around town for people to complete. Notices of the survey methods will be included with the end of the year tax bills.
2. Planning process for the Master Plan. Dick drafted a "Guidance for Chapter Authors" to review with the Planning Board. Also, included were tentative dates for the Master Plan schedule, as follows;
   *Notice of survey to be sent to residents by January 1, 2017
   *Deadline for survey results-January 30, 2017
   *Kick off meeting with chapter authors and subcommittee members.
   Results of survey to chapter authors by February 2017
   *Input from Master Plan chapter authors due by March 2017
   *First draft of Master Plan April 2017.

Gravel Pit Subcommittee Report by Tom Bratko
Tom Bratko reported updates on the following gravel pits;

The Marinelli sisters are considering doing a reclamation plan on their gravel pits. They had asked if there was any grandfathering of any of the gravel pit permits. The answer from the Planning Board was no, not under the current General By Laws, Chapter XIX. A reclamation plan is requested from them by the end of the year.

With permission from the Planning Board, Tom Bratko will contact the Fletchers and have them come before the Planning Board and inform the board of their plans regarding their gravel pit reclamation.

Regarding the Bates pit, owner Steve Boucher states his plans are unknown at this time. He and his engineers are going to come up with a business plan and present it to the Planning Board.

Tom Bratko further reported that the Kataisto family has been considering a plan to reclaim their clay pit, but they are undecided as to what to do at this point. Mark Kataisto decided not to file a new earth removal permit application at this time.

In closing, Tom Bratko stated that he would like the Planning Board to consider giving all the gravel pit owners a 30 or 60 day notice to come before the board, and have all gravel pit owners present their plans for reclamation. Vin Ritchie stated that reclamation is a stipulation of the General By Laws. The Planning Board gave Tom permission to draft such a letter for the next meeting.

Attachments to an email from the Town Clerk, dated October 3, 2016, were reviewed. The forwarded email read, as follows; "On behalf of Sen. Gobi please find a Request for Proposal from Worcester Community Housing Resources, Inc. They are working with Attorney General Healey on a program to provide funds to assist local communities in strategic demolition of residential and ancillary buildings to remove hazardous structures and to assist in local redevelopment efforts." After a brief discussion, it was determined that Vin Ritchie will follow up with Raeanne Siegel, on potential projects fitting the requirements. He stated that the Affordable Housing subcommittee is not considering a demolition project at this time.

Vin Ritchie presented some data from the Treasurer's and the Assessor's Offices in regard to the tax revenues generated by the town from the Madison Way and Moosehorn Circle subdivisions. He also distributed information on the solar pilot agreements between the 3 existing solar array companies (Sun Edison, KS Solar Six LLC, and True Green Capital) and the town to provide revenues for the next 20 years. Vin made the point that, through Zoning By Laws, these are the largest new revenues generated for the town. He further states that zoning laws are not inhibiting growth in town. More of such data is forthcoming to the Planning Board regarding the gravel pit sites.

Correspondence from September was reviewed. Also presented to the Planning Board, was a copy of a personal letter from Tom Bratko to the Board of Selectmen dated 10/03/16 regarding his opinion of "being friendly to business".

10:00pm Motion to Adjourn was presented.
Motion: Scott Leblanc **Second: Tom Bratko** **All in favor.**

Vincent K Ritchie

Approved, Vincent Ritchie, Chair

12/7/16
Date