November 2, 2016

Minutes

HUBBARDSTON PLANNING BOARD
Slade Building

Meeting called to order at 6:33pm by Vincent Ritchie, Chair
Other members present: Thomas Bratko, Scott Leblanc, Kendall Daly, and Tom Robinson
Staff: Janet Baczewski

The meeting minutes from June 6, 2016 were reviewed, and there was a motion to accept with corrections.
Motion: Tom Robinson **Second: Scott Leblanc** **All in favor.**

The meeting minutes from July 6, 2016 were reviewed, and there was a motion to accept with corrections.
Motion: Tom Robinson **Second: Kendall Daly** **All in favor.**

The meeting minutes from Sept 7, 2016 were reviewed, and there was a motion to accept with corrections.
Motion: Tom Robinson **Second: Tom Bratko** **All in favor.**

West Comet Pond Access
Ed Blanchard spoke, previously, before the Planning Board regarding a determination of whether or not the access on West Comet Pond was a way in existence before zoning. Vin Ritchie recommended he submit an ANR to the Planning Board.

ANR for 26 Gardner Road,
Kelly Iacaboni, of Green Realty Trust, and Steve Ballard, of Whitman & Bingham, came before the Planning Board with an ANR for a portion of 26 Gardner Road to be changed from one parcel into two lots. The Planning Board went through the checklist of ANR requirements and found their request to be suitable. A motion was made to approve the ANR request.
Motion: Tom Robinson **Second: Scott Leblanc** **All in favor.**

Francis Tattan came before the Planning Board to get further instruction on presenting an ANR before the board. The board reviewed the ANR requirements that will be needed with him. Mr Tattan will return on Nov. 14, 2016 with the ANR plans from his engineer.

Gravel Pit Subcommittee Report by Tom Bratko
Tom Bratko and Bill Murray, of Places Associates, led a discussion about different options the Planning Board and town legal counsel may have to pursue gravel pit property owners who are in violation of the General ByLaws, Chapter XIX-Earth Removal, Section 5-Existing Operations (A. Existing Operations with Permits and B. Existing Operations without Permits). Tom drafted examples of letters of notice to the property owners, one to get them to come before the Planning Board with their plan to bring their properties into compliance, and the other would be a registered letter of notice that they are in violation. The Planning Board would like to sit down with town counsel, either in executive session or open session, to review these three letters. Tom Robinson made a motion to submit the three documents to town legal counsel as a draft approach to enforcement of the Earth Removal ByLaws, to request a legal opinion and request a meeting for legal options.
Motion: Tom Robinson **Second: Kendall Daly** **All in favor.**

Correspondence from October was reviewed.

9:28pm Motion to Adjourn was presented.
Motion: Tom Bratko **Second: Tom Robinson** **All in favor.**

Vincent R. Ritchie
Approved, Vincent Ritchie, Chair

12/7/16
Date