

Planning Board Agenda

Thursday 3/18/21

ZOOM – Virtual Meeting

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 15, 2020 order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hubbardston Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found at www.hubbardstonma.us . No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town’s website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

VIRTUAL LOG-IN INFORMATION

You are invited to a Zoom webinar.

When: Mar 18, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Planning Board

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85979958339>

Or iPhone one-tap :

US: +13017158592,,85979958339# or +13126266799,,85979958339#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 859 7995 8339

International numbers available: <https://us02web.zoom.us/j/85979958339>

Planning Board meetings are broadcast live and digitally recorded

1. Call to Order
2. Public Comments
3. Minutes Approval

4. Action Items

a. Public Hearing – Scenic Road Application – Jeffrey and Nancy Dennis

“Pursuant to the provisions of MGL Chapter 40, Subsection 15C, the Hubbardston Planning Board will hold a public hearing on 3/18/21 at 6:30 pm via zoom under a Scenic Road Application for installation of Driveway located at Map and Parcel 08-64B, Lot 4D Healdville Rd. This property is owned by Jeffrey and Nancy Dennis lot. Plans may be viewed at the Planning Board office during regular business hours

b. Public Hearing – Scenic Road Application – East Quabbin Land Trust “Henry Grove”

“Pursuant to the provisions of MGL Chapter 40, Subsection 15C, the Hubbardston Planning Board will hold a public hearing on 3/18/21 at 6:30 pm via zoom under a Scenic Road Application for installation of parking lot at Map and Parcel 12-070 Lombard Rd. This property is owned by East Quabbin Land Trust Plans may be viewed at the Planning Board office during regular business hours

c. 56 Gardner Rd., Boey Bertold — finding of completeness and acceptance of Special Permit Application (including acceptance of review fee from Wm Murray Places)

- Acceptance of Fee Agreement 56 Gardner Rd, Place Assoc.

d. Gravel Pit/Affordable Housing. Proposal from VHB for Phase II of environmental study of Lot 57 Pitcherville

e. Solar Bylaw. Decision on whether to retain Places Assoc. to help write new solar bylaw

- Vote on Consulting Fee

f. Vote on Extension of Rate of Development By-Law

5. New Business

a. Possible revisions to definition of “in-law Apartment”

6. Matters Not Reasonably Anticipated by Chair

7. Old Business (NOTE : Items are kept in “Old Business” if they are an open matter of discussion, even if there is no update).

a. Solar

- 91 Williamsville Road – No updates

- b. Gravel
- c. Affordable Housing
 - CPA Funds / Tax Title – Update from Alice
 - Habitat for Humanity house project Ragged Hill Road purchase and sale update
- d. Master Plan – Master Plan Land Use chapter follow up on addition of gravel pits and solar fields
- e. Bylaw Updates – 2021 Warrant: Sign Bylaw.
- f. Marijuana Facilities- Presentation above

8. Administrative Matters

9. Correspondence

- Robert Lorning- North Comet pond.
- Jennifer Woods – special permit for kennel

10. Public Comments

11. Announcement of Next Meeting – 4/1/21, at 6:30PM

Adjourn