

Planning Board Agenda

Thursday 4/15/2021

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85934447439>

Or One tap mobile :

US: +13017158592,,85934447439# or +13126266799,,85934447439#

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 3444 7439

International numbers available: <https://us02web.zoom.us/j/85934447439>

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 – 69 Gardner Rd Site Plan/Special Permit Continuance

“In accordance with provisions of Massachusetts General Law and Hubbardston’s Zoning Bylaw Article 22 the Hubbardston Planning Board shall continue a public hearing Thursday April 15, 2021 at 6:30 PM. As provided for under the Governor’s Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, the Planning Board shall meet via virtual means (ZOOM Meeting) to consider the Special Permit/Site Plan application(s) Damon Schmidt, Royal Sun Farm for Recreational/Marijuana Cultivation. The subject property, 69 Gardner Rd Assessor Map 5 Parcel 153 consisting of 19.3 acres is located within the Commercial/Agricultural District this is a spilt zoned parcel.”

b. Public Hearing-56 Gardner Rd

“In accordance with provisions of Massachusetts General Law and Hubbardston’s Zoning Bylaw Article 22 the Hubbardston Planning Board shall hold a public hearing Thursday April 15, 2021 at 6:30 PM. As provided for under the Governor’s Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, the Planning Board shall meet via virtual means (ZOOM Meeting) to consider the Special Permit/Site Plan application(s) Boey Bertold Paper Crane Provisions for Recreational/Marijuana Cultivation. The subject property, 56 Gardner Rd Assessor Map 05 Parcel 080 consisting of 2.6 acres is located within the Commercial District.

c. Request of Minor Changes to 36 Gardner Rd. Review from Places Associates.

d. ANR Sterling Real Estate Development Old Princeton Rd

5. New Business

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

6. Matters Not Reasonably Anticipated by Chair

7. Old Business If time allows (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

 - 10. Public Comments

 - 11. Announcement of Next Meeting – 5/6/21 6:30 PM
- Adjourn