

Planning Board Agenda

Thursday 1/21/21

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: Jan 21, 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/88070294623>

Or iPhone one-tap :

US: +19292056099,,88070294623# or +13017158592,,88070294623#

Or Telephone:

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

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

Webinar ID: 880 7029 4623

International numbers available: <https://us02web.zoom.us/j/88070294623>

Planning Board meetings are broadcast live and digitally recorded

1. Call to Order
2. Public Comments
3. Minutes Approval
 - a. 11/5/20

4. Presentation

Presentation to the Board Master Plan Draft Land Use Element Chapter
John Hume and Jen Burney MRPC

5. Public Hearing

This Public Hearing Pertains to to provide a public forum to review The proposed new Sign Bylaw, drafted by the Planning Board to replace Article 17 of the current Hubbardston Zoning Bylaw. The following Notice was Posted in the Gardner News and Posted in Town Hall : “Per MGL [M.G.L. c. 40A](#), § 5 The Hubbardston Planning Board is here by giving notice that they will hold a Public Hearing via the Zoom Platform on Thursday, January 21,2021, at 6:30 pm, to provide public forum and review the following:

1. The proposed new Sign Bylaw, drafted by the Planning Board to replace Article 17 of the current Hubbardston Zoning Bylaw.

(To view a copies of the proposed Sign Bylaw amendments please email the Planning Board Office at plan@hubbardstonma.us.

All members of the public are invited to attend. The URL to join the meeting is: <https://us02web.zoom.us/j/88070294623> or you can dial in using the information found on the January 21,2021 agenda which will be posted in advance of the meeting on the Town of Hubbardston’s Planning Board website.”

- Public meeting will resume after closing of public hearing

6. Action Items

- a. 106 Gardner Rd -ANR
- b. 56 Gardner Rd- Review invoice from Place Associates for initial review of proposed Site Plan
- c. Revision and correction of town scenic and non-scenic road lists

7. New Business

- a. 17N Comet Pond Rd Valerie and Robert Loring- review of denial letter from Roland Jean Jr. Zoning Enforcement Officer.

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 – letter sent
 - 147 Williamsville Road – See above
- b. Gravel

- Kataisto Reclamation – Affidavit to decision/ request for an extension on decision. Awaiting answer from Applicant.
- 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 – See above action items
 - e. Bylaw Updates – 2021 Warrant: Sign Bylaw-See above , amendments to solar bylaw to address siting, setbacks and battery storage update.
 - f. Marijuana Facilities- No Update
8. Administrative Matters
 9. Public Comments
 10. Announcement of Next Meeting – 2/4/21, 2020 at 6:30PM

Adjourn