

Agenda
Hubbardston Planning Board Meeting

November 18, 2021
6:30PM
Slade Building
7 Main Street
Hubbardston MA 01452

Announcement: This Planning Board Meeting is being held virtually as well as in person, pursuant to Gov. Baker's order allowing virtual meetings during the Covid-19 epidemic. Planning Board meetings are broadcast live and digitally recorded.

1. Call to order
2. Public comments (not specifically related item on agenda this evening).
3. Minute approvals:
 - a.
 - b.
 - c.
4. Action Items
 - a. David Nixon, Town Administrator—on Select Board article increasing penalties. Vote to schedule public hearing.
 - b. Damon Schmidt – Marijuana facility respond to questions regarding hoop greenhouse and relocation of 9000 sq ft dry/cure/propagation building.
 - c. Jeffery and Nancy Denis, Healdville Road (Assessor's Map 8, Lot 64B); Scenic Road Violation (stone walls)—hear proposed remediation and vote on terms of order of remediation.
 - d. Alan Crane, Clay Pit at 26 Worcester Rd., Chair's letter in response Three Oaks Environmental report, discuss procedural options, decide on site visit, and decide whether to ask for review by Places Assoc., Inc. (and if so vote to fund associated fee).
 - e. Revision of Scenic Road Decision form: review format and additional terms and conditions – discussion and vote to adopt.
 - f. Review of revised draft of new BESS bylaw and vote to send to Places Assoc. to get a quote for review fee and schedule public hearing. Discuss overlay district.
 - g. Accessory Apartment Bylaw--Review new draft and vote to schedule public hearing.
 - h. Rate of Development Bylaw—discuss need for and possible revisions.
5. New Business
 - Change of ownership 147 Williamsville solar facility regarding bond (see Chair's letter)
 - Pete Mattison—inquiry regarding brewery in Hubbardston (email and Chair's response).
6. Matters not reasonably anticipated by Chair.
7. Old business a.

a.Gravel Pits

b.Affordable Housing

- planned events HFHNCM house on Ragged Hill
- CPA funded tax title cases
- Lot 57 Pitcherville--environmental clean up and feasibility study

1) Master Plan

2) Zoning Enforcement issues

- a. 55 Old Boston Turnpike
- b. 248 Gardner Rd.

8. Administrative matters

- Updating Zoning Bylaws
- Minutes
- Chart with calendar for zoning articles

9. Correspondence

10. Public Comments

Announce of next meeting December 2, 2021

Adjourn