



## Planning Board Agenda

**Thursday, November 5, 2020 6:30 PM**  
**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](http://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:

You are invited to a Zoom webinar.

When: Nov 5, 2020 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/81826956992?pwd=b0VTQVpPdWtRTXN6TURsSEFHL3podz09>

Passcode: 888109

Or iPhone one-tap :

US: +13126266799,,81826956992#,,,,,0#,,888109# or  
+19292056099,,81826956992#,,,,,0#,,888109#

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

Webinar ID: 818 2695 6992

Passcode: 888109

International numbers available: <https://us02web.zoom.us/j/81826956992>

### **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 continuation: Marc Curtis, 36 Gardner Road Site Plan Review and Environmental and Community Impact Analysis for proposed self-storage facility continued from October 15, 2020
  - b. Ed Blanchard, Reid Roberts, Sue Roberts—request for Planning Board determination that Comment Pond Road North was a private way in existence prior to passage of subdivision control in Hubbardston (see plan)
  - c. Daniel J. McHugh Lombard Road ANR—plan amended to include not regarding prior subdivision (need to arrange for signing)
5. New Business
  - a. Correspondence
    - 147 Williamsville Road Report from Places Associates / Bill Murray
    - Email inquiry from Mr. Pyburn regarding Special Permit process for Marijuana
    - Email inquiry through Laurie Reed from David Dakota regarding terms of Special Permit for kennel issued to Cindy Phillips at 55 Old Boston Turnpike
    - Email from Christopher McDermott, Economic Development Manager at MRPC regarding assessing impact on business of Corona virus and seeking input from Hubbardston business through a survey
  - b. Notice of award of \$18,000 grant from MRPC for final chapter of Master Plan on Implementation from Mr. Hume and Ryan McLean
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
    - 147 Williamsville Road – See Correspondence
  - b. Gravel
    - Kataisto Reclamation – No Updates
  - c. Affordable Housing
    - CPA Funds / Tax Title – No Updates
    - Proposal to study town old town gravel pit and other 3 lots on Pitcherville Rd. for senior housing
    - Report from Chair on MHI seminar on “Bringing Affordable Senior Housing to Small and Rural Towns



- Habitat for Humanity house project Ragged Hill Road
  - d. Master Plan – See correspondence
  - e. Bylaw Updates – 2021 Warrant: Sign Bylaw, amendments to solar bylaw to address siting, setbacks and battery storage
8. Administrative Matters
- Mallory Seamon taking over as Planning Board Administrator
  - Minutes being done by outside party
9. Public Comments
10. Announcement of Next Meeting – November 19, 2020 at 6:30PM

Adjourn