

Agenda 12/16/21
Hubbardston Planning Board Meeting

December 16, 2021
6:30PM
Slade Building
7 Main Street
Hubbardston MA 01452

1. Call to order.
2. Public comments.
3. Minutes approval.
4. ANR Plan.
 - Tattan Kruse Road presented by Szoc. **Action:** vote on and sign.
 - 41 Halfrey Rd presented by Mark Demek **Action:** Vote on and sign.
5. Informal Presentation. Allison Muirhead, Clayton Edwards, Daniel Bigba – Informal discussion for their plan for 28 George Howard Rd. (see correspondence--no action).
6. Special Permit Application. Nicole and Gregory Fisher submitted Special Permit application to build a Country Club at 28 George Howard Road, discussion, review, fee agreement. Action: If complete vote to accept and schedule public hearing.
7. Amendment/revocation Gravel Permit (Reclamation) Alan Crane, Clay Pit at 26 Worcester Rd. Response by Alan Crane and MaryAnne Dipinto to Planning Board letter.
8. Battery Energy Storage bylaw (BESS) new bylaw. Bill Murray from Places comments on draft. **Action:** approval of fee agreement for Places Associates.
9. Rate of Development for Dwelling Units revised bylaw. **Action:** vote on referral to Select Board and distribution to others, review by Places and set date for public hearing).
10. Accessory Apartment new bylaw to preplace “in-law apartment” an “accessory apartment” definitions. Review draft.
11. New Business.
 - a) MRPC of Approval of EEA grant for revision of Solar Bylaw (note BESS issue)
 - b) Aquifer Favorability Map District Map (need to resolve confusion over)
12. Old Business.
13. Correspondence.

14. Matters not reasonably anticipated by Chair.

15. Affordable Housing

- a. HFHNCM house on Ragged Hill – Paint Night Sunday Senior Center 3:30-6:30 \$35
- b. CPA funded tax title cases
- c. Lot 57 Pitcherville--environmental clean-up (possible brown field grant) and feasibility study (septic issue as land in Aquafer Favorability District)

16. Master Plan—Implementation Chapter after new year.

17. Zoning Enforcement issues

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

18. Administrative Matters. Progress on minutes.

Public Comments (continued if necessary)

Announce of next meeting January 6, 2022

Adjourn

