

Agenda 1/20/22  
Hubbardston Planning Board Meeting  
Virtual Meeting Via Zoom

1/20/22  
6:30PM  
Virtual  
7 Main Street  
Hubbardston MA 01452

1. Call to order.
2. Public comments.
3. Minutes approval.
4. Public Hearing. Pursuant to MGL, Ch. 40A, Sec. 11, the Hubbardston Planning Board will hold a Public Hearing at Hubbardston Town Hall, Slade Building 7 Main St Hubbardston, MA 01452 on Thursday, January 20, 2022, at 6:30 PM to review proposed changes to **ARTICLE 6 RATE OF DEVELOPMENT FOR DWELLING UNITS** of the Hubbardston Zoning Bylaws.
5. ANR. Gardner Rd Rte. 68 -Zamarro Jannine, presented by Alex Szoc
6. New Business.
  - a) Review draft Annual Report
  - b) BESS Update
7. Old Business.
  - a) ANR Halfrey Rd. / Rt. 68 lot -signatures?
  - b) Accessory Apartment. New bylaw to preplace "in-law apartment" an "accessory apartment" has been scheduled for 2/24
8. Correspondence.
9. Matters not reasonably anticipated by Chair.
10. Affordable Housing
  - a. HFHNCM house on Ragged Hill
  - 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)
- 11. Master Plan—Implementation Chapter after new year.
- 12. Zoning Enforcement issues
  - a. 55 Old Boston Turnpike
  - b. 248 Gardner Rd.
- 13. Administrative Matters.
  - a)
  - b)
  - c)

Public Comments (continued if necessary)

Announce of next meeting Feb 3, 2022

Adjourn

Hi there,

You are invited to a Zoom webinar.

When: Jan 20, 2022 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/89126560040>

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