

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. None posted
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. Review of Attorney General’s Opinion and possible vote to withdraw article from warrant for ATM.
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
 - c) Nicole Wineland-Thomson Fisher and Gregory Fisher for 28 George Howard Rd. Country Club definition – Town Counsel Opinion KP Law regarding proposal by – Action: Vote to accept opinion that proposal meets definition and applicant can proceed with Special Permit Application, or not.
8. Correspondence.
9. Matters not reasonably anticipated by Chair.

10. Affordable Housing

a. HFHNCM house on Ragged Hill

Volunteer date for PB to help on house (as AHC)

Update on fundraising and possible ARPA and CPA grants

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.

c. Joint PB / SB meeting on Feb. 7 to discuss zoning enforcement

13. Administrative Matters.

a) Progress on update of Zoning Bylaws (note confusion in AG opinion)

b) Progress on Minutes

c)

Public Comments (continued if necessary)

Announce of next meeting Feb 3, 2022

Adjourn