

Agenda

Hubbardston Planning Board Meeting

Virtual Meeting Via Zoom

2/24/2022

6:30PM

Virtual

7 Main Street

Hubbardston MA 01452

1. Call to order.
2. Public comments.
3. Minutes approval
4. New Business
 - a. 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 or by virtual means on Thursday, February 24, 2022, at 6:30 PM to review proposed changes to Hubbardston's Zoning By-laws- ARTICLE 2 Definitions to include changes to 2.1 Accessory Building or Structure and 2.2 Accessory Use. Elimination of definition 2.37 In-Law Apartment and 2.38 Accessory Apartment, with a new proposed definition for Accessory Dwelling Unit. The Planning Board will also be reviewing the proposed article to be included in Zoning By-Laws for "Accessory Dwelling Units" Any person interested or wishing to be heard should submit comments, in writing, to the Hubbardston Planning Board at 7 Main Street; Hubbardston, MA 01452 or attend the public hearing. Draft of proposed changes may be viewed at <https://www.hubbardstonma.us/planning-board>
 - b. ANR -John Alward 46&48 Healdville Rd
 - c. ANR -Paul and Dorothy Valley Map 3 Lot 63 West Side of Gardner Rd
 - d. Clayton Edwards to discuss Right to Farm Bylaw
 - e. Damon Schmidt, Special Permit application for 69 Gardner Road, acceptance of Places Associates review fee and review of application and plan for completeness.

5. Old Business.
 - a. Review to approve Draft BESS bylaw public hearing has been scheduled for 3/3
6. Correspondence.
 - a. Environmental Notification Form (ENF) for the Main Street (Route 68) Improvement Project/Ground Breaking
7. Affordable Housing
 - a. HFHNCM house on Ragged Hill
 - b. CPA Application 25K and or ARPA
8. Update on fundraising and possible ARPA and CPA grants
 - a. CPA funded tax title cases
 - b. Lot 57 Pitcherville--environmental clean-up (possible brown field grant) and
 - c. feasibility study (septic issue as land in Aquafer Favorability District)
9. Master Plan—Implementation Chapter after new year.
10. Zoning Enforcement issues
 - a. 55 Old Boston Turnpike
 - b. 248 Gardner Rd.
11. Administrative Matters.
 - a. Progress on update of Zoning Bylaws (note confusion in AG opinion)
12. Public Comments (continued if necessary)
13. Matters not reasonably anticipated by Chair.
14. Announce of next meeting 3/3/22
15. Adjourn