

Agenda

Hubbardston Planning Board Meeting

Virtual Meeting Via Zoom and In person hybrid

4/14/22

6:30PM

Virtual

7 Main Street

Hubbardston MA 01452

1. **Call to order.**
2. **Public comments.**
3. **Minutes approval**
 - a. **March 17, 2022**
4. **Action Items**
 - a. MRPC presentation and board comment on Open Space and Recreation Chapter of Master Plan by Jonathan Vos and vote to schedule public hearing
 - b. MRPC presentation and discussion on process for developing Implementation Chapter of Master Plan by Johathan Vos
 - c. ~~Proposed Cell Tower Presentation by Vertex Towers, LLC proposed at 14 Main Street and possible approval of fee for professional review of anticipated Special Permit Application by Places Associates, Inc. POSTPONED per Application request to 5/5/22~~
 - d. Special Permit Application review 0 Brigham Rd –
 - e. Tax Title Lots on Streeter and off Old Westminster Rds. -- Discussion of feasibility of developing for affordable housing. Places Associates preliminary review and possible vote to approve full feasibility study.
 - f. Review Scenic Rd Application Updates
5. **Old Business.**
 - a. Update on open projects
 - i. 28 George Howard
 - ii. 26 Worcester Road
 - b. Update on Solar Field Annual Reports
 - c. Update on corrections to Zoning Bylaws
 - d. Hubbardston Housing Production Plan – request for extension
6. **Correspondence.**
7. **Affordable Housing**

- a. HFHNCM house on Ragged Hill-Upates
 - 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. Zoning Enforcement issues
 - a. 55 Old Boston Turnpike
 - b. 248 Gardner Rd.
10. Administrative Matters.
 - a. All Committee Meeting 5/11
11. Public Comments (continued if necessary)
12. Matters not reasonably anticipated by Chair.
13. Announce of next meeting 4/21 or 5/5
14. Adjourn