

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.
 - d. Special Permit Application (incomplete) 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-Updates
 - 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