



# Hubbardston Massachusetts

## Planning Board Agenda

March 16, 2023, 6:30 PM

7 Main Street, Hubbardston, Slade Building

Planning Board meetings are broadcast live and digitally recorded. This meeting is being held both in person and virtually through zoom pursuant to the Covid-19 rules allowing public meetings to be conducted remotely so that board and committee members as well as members of the public can participate remotely.

1. Call to Order
2. Public Comments
3. Minutes for acceptance
  - a. November 2, 2021 minutes
4. Public Hearing

On Thursday, March 16, 2023 at 6:30 p.m. at the Slade Building Conference Room, 7 Main Street, the Hubbardston Planning Board will hold a public hearing regarding the following proposed changes to the Hubbardston Zoning Bylaws, to be considered at Annual Town Meeting on Tuesday, June 6, 2023.

The Planning Board is proposing an article to see if the Town will vote to amend the Hubbardston Zoning Bylaws to change all gender-specific references to gender-neutral references and to standardize references to the Building Commissioner position by replacing:

- a. the words "Board of Selectmen," wherever they appear, with the word "Select Board;"
- b. the words "Selectman" or "Selectmen," wherever either appears, with the words "Select Board Member" or "Select Board Members," respectively; and
- c. the word "Chairman," wherever it appears, with the word "Chair;" and
- d. the words "Building Inspector", wherever they appear, with the words "Building Commissioner".

The Planning Board is also proposing additional amendments to the Hubbardston Zoning Bylaws for clarity and consistency with Massachusetts General Laws (MGL). Most of these changes could be considered "housekeeping" items, but they still require Town Meeting approval. The most substantive changes involve eliminating the special permit requirements for child care facilities and commercial greenhouses as allowed uses. These changes are necessary to be in compliance with



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MGL Ch. 40A Sec. 3, which specifies that local regulations cannot require a special permit for these uses.

Copies of the actual language of the proposed amendments are available for review on the Town website on the Planning Board page, or as PDF files by email request to [plan@hubbardstonma.us](mailto:plan@hubbardstonma.us). All interested parties are invited to attend.

5. New Business
6. Old Business
7. Administrative Matters
  - a. MJTC and other committee assignments
  - b. Brainstorming ideas for future grant applications
8. Matters Not Reasonably Anticipated by Chair
9. Public Comments