



# Hubbardston Massachusetts

## Planning Board Agenda

May 18, 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 Chapter 2 of the Acts of 2023, which allows 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/Introduction to new Associate Member, Peter Russell
3. Minutes for approval
  - a. November 4, 2021
  - b. April 5, 2023
4. New Business
  - a. Royal Sun Farms, Damon Schmidt, discussion of special permit modification for bathroom facility.
  - b. ANR application, D2 Builders, Ragged Hill Road
  - c. ANR application, Winridge Holdings, Worcester Rd.
5. Public Hearing
  - a. Notice is hereby given that the Hubbardston Planning Board will hold a public hearing on Thursday, May 18, 2023 at 6:30 pm in the Slade Building, 7A Main St., Hubbardston regarding a Special Permit application for construction of a 145-foot communications tower, filed by Industrial Tower and Wireless, LLC. The property is located at Assessor's Map: 3 Lot: 189, behind 243 Gardner Road. Plans may be viewed at the Town Clerk's office during regular business hours, or viewed as a PDF file at this [link](#).

Posted to Gardner News: 5/3/2023 and 5/10/2023

6. Old Business



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7. Administrative Matters
  - a. Advertising invoices for approval – bylaw amendment hearing notices
  - b. Proposed solar bylaw - legal review discussion
  - c. Master Plan – status update, discuss Land Use and Open Space chapters
  - d. Agricultural/Eco-tourism bylaw – status update
8. Matters Not Reasonably Anticipated by Chair
9. Public Comments
10. Adjourn