



Planning Board Agenda

Thursday, May 12, 2021, 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 Gov. Baker extending 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, announce quorum, introduce members
2. Public Comments
3. Minutes Approval
 - a.
 - b.
4. Action Items
 - a. Public Hearing on Open Space and Recreation Chapter of Master Plan
 - Jonathan Vos MRPC
 - Read public notice and call public hearing to order
 - Action: vote on accepting chapter
 - b. Report on status Implementation Chapter of Master Plan—Jonathan Vos
 - c. Scenic Road application – Hale Road – Ridgecrest Investment Properties –James and Sandra Welch
 - removal of 16’ of stonewall for driveway.
 - Action: vote to approve
 - d. Scenic Road application form review
 - Action: vote to approve form
 - e. Completeness determination for Special Permit—Paper Crane Provisions, LLC, Boey Bertold—to construct 3 interior rooms in existing building to process Cannabis – Places Associates review
 - Action: Vote on to accept SP application as complete and date for public hearing.
 - f. ARPA application to fund Supplemental Subsurface Investigation for Lot #57 Pitcherville Rd., to determine extent of contamination from lead in ground water and develop remediation plan so lot can be used for SHI senior housing.
 - g. Streeter Road Tax Title lot – potential for low and moderate income affordable housing, William Murry Places, Assoc. Action: Determine next step in process.
 - h. Completeness determination for Special Permit- Vertex Towers LLC 14 Main St - Construct -Installation of a wireless telecommunication facility
 - Action to accept SP application as complete and date for public hearing
5. New Business

- a. Report from “all board meeting 5/11”
6. Matters Not Reasonably Anticipated by Chair
7. Old Business
 - a. Beal Special Permit withdrawal-- Correspondence and response
 - b. Annual Town Meeting – presentations: BESS, Accessory Dwelling Unit, Rate of Development (withdrawn as disallowed) AND CPA article for shortfall on HFHNCM Ragged Hill House
 - c. Report from Kristofer Munroe on status of Agriculture Advisory Committee
8. Administrative Matters
 - a. Solar field reports
 - b. Training MHP affordable housing
 - c. Meeting for June 2 – schedule
9. Public Comments
10. Adjourn