



Planning Board Agenda

Thursday, 06/16/2022, 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, -Mallory
2. Reorganization of Board -Mallory
3. Public Comments
4. Minutes Approval
5. Action Items
 - a. Report on Annual Town Meeting passage and status of HFH, ADU and BESS
 - b. Public Hearing Scenic Road for removal of tree on Kruse
 - Pursuant to the provisions of MGL Chapter 40, Subsection 15C, the Hubbardston Planning Board will hold a public hearing on June 16, 2022 at 6:30 pm or as soon there after as the agenda allows in the Town Office, Slade Building, 7 Main St., Hubbardston, on the Scenic Road Application submitted by the Hubbardston DPW for removal of (1) 50" dbh red oak across the street from 5 Kruse Rd
 - c. Public Hearing Special Permit 56 Gardner Rd
 - The Hubbardston Planning Board will hold a Public Hearing Thursday June 16, 2022, 6:30 at Town Hall 7 Main St, Hubbardston MA 01436. Public hearing will be to provide public forum and review the following Special Permit application submitted by Paper Crane Provisions, LLC for property owned at 56 Gardner Road (map and parcel 05-080) for construction of three (3) interior rooms at existing facility for processing of Cannabis.
 - d. Vertex cell tower application for SP- Review application for completeness and acceptance. Review info from Balloon Test. Review ZBA schedule.
 - e. Implementation Chapter Master Plan from MRPC review.
 - f. Mass. Attorney General's opinion disallowing minimal lot size for all marijuana enterprises. Decide if any further action should be taken
6. New Business
 - a. Discussion of "adjacent community" to rail link in Gardner
7. Matters Not Reasonably Anticipated by Chair
8. Old Business
 - a. Proposed Farm Accessory Use Zoning Bylaw status

- b. Proposed Town Center Zoning Bylaw and Map amendment Status of update on Zoning Bylaws update.
- c. Status of Minutes for FY22 and plan for keeping minutes current in FY23

9. Administrative Matters

- a. Approval of fees to Places Asc.

10. Public Comments

11. Adjourn