



## Hubbardston Zoning Board of Appeals

7 Main Street, Unit #  
Hubbardston, MA 01452  
978-928-1400 x209  
[Inspect@ghubbardstonma.us](mailto:Inspect@ghubbardstonma.us)

### Agenda ZBA ZOOM MEETING 5/10/21

#### Virtual Meeting Statement:

Virtual Meeting Statement - Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hubbardston Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found at [www.hubbardstonma.us](http://www.hubbardstonma.us). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's Web site an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible.

#### Virtual Meeting Log in info:

Hi there,

You are invited to a Zoom webinar.

When: May 10, 2021 06:30 PM Eastern Time (US and Canada)

Topic: Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81619283602>

Or One tap mobile :

US: +19292056099,,81619283602# or +13017158592,,81619283602#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 816 1928 3602

International numbers available: <https://us02web.zoom.us/j/kqrC2lrvu>

**6:30 PM Public Hearing :**

The Hubbardston Zoning Board of Appeals will hold a public hearing via Zoom meeting Webinar Monday May 10<sup>th</sup>, 2021 at 6:30 PM to hear request for variances on application from Boey Bertold of Paper Cranes Provisions LLC Property located at 56 Gardner Rd Marijuana retail and grow facility, Assessors Map and Parcel Number 05-080.

Relief is being sought pursuant to MGL c40A, §10, and Hubbardston's Zoning By-Law Article 4&5. to request variances of Hubbardston Zoning By-Law sections:

1. Zoning § 5.3.d.15 - On-Site Parking Requirements.
2. Zoning § 4.9 Existing Uses Continued (Grandfathering)
3. Zoning §5.6 which permits only one building per lot
4. Zoning § 5.2 Open Space Requirements:
5. Zoning §5.3.c Loading Area:, requires designated loading zones for commercial uses. While not specifically delineated (per 5.3.d.4)

As provided for under the Governor's Order Suspending Certain Provisions of the Open Meeting Law, GL c. 30A Sec 18, the ZBA shall meet via virtual means.

All supporting documents are held with the Land Use Dept (7 Main Street) and may be viewed by making an appointment during posted office hours or by requesting copies via email. The purpose of this hearing notice is to provide opportunity for public comment. Anyone wishing to be heard may submit comments directly to the ZBA via email at [Inspect@Hubbardstonma.us](mailto:Inspect@Hubbardstonma.us) or may participate during said hearing (Meeting ID/Passcode to be include on posted Agenda).

**New Business:**

**Adjourn:**

Admin: Mallory Seamon Posted