

February 1, 2017



Minutes

HUBBARDSTON PLANNING BOARD
Slade Building

Meeting called to order at 6:40pm by Vincent Ritchie, Chair

Other members present: Thomas Bratko, Tom Robinson, Scott Leblanc, and Mark Dymek

The meeting minutes from January 4, 2017 were reviewed, and there was a motion to accept, with corrections.

Motion: Scott Leblanc

Second: Tom Robinson All in favor.

Proposed Senior Center Site Plan Discussion

Brian Milisa, of Whitman & Bingham Assoc., and Tony DiLuzio, of Cardinal Construction, spoke regarding the site plan for the proposed senior center. They requested to be placed on the March 1, 2017 agenda, at which time they will submit the special permit application and the site plan. The public hearing will be scheduled at a later date. A consulting engineer will be retained by the Planning Board to review the project. The fee for the consultant will be paid by the Building Committee.

Correspondence was reviewed.

Tom Bratko made a motion to recess the Planning Board meeting, in order to convene the public hearing.

Motion: Tom Bratko

Second: Tom Robinson All in favor.

Tom Bratko made another motion in order to open the Public Hearing.

Motion: Tom Bratko

Second: Tom Robinson All in favor.

7:00pm Public Hearing was opened, regarding a special permit application submitted by Steve Lange for an indoor self-storage facility and office space at 12 Old Westminster Road, the property of the former Wachusett Lumber Co. Steve Lange, applicant, was not present. Chairman, Vin Ritchie read an email from him dated 1/31/17, stating that due to a family emergency, he would be out of town, so therefore he requests a continuation of the public hearing to April 5, 2017. He will bring the proposed site plan in at that time. There was no public comment session.

A motion was made to continue the public hearing until April 5, 2017, 7:00pm.

Motion: Scott Leblanc

Second: Tom Robinson All in favor.

7:25pm Public Hearing was opened, regarding a special permit application submitted by Michelle Murch, for a proposal to operate a retail store at 1 Main St., for the sale of artisan crafts, prepackaged food items, and locally produced wines. She indicated these products would be sold out of the first one-third of the first floor of the building. Some members of the Planning Board asked questions about parking and site lines of parking, and access signage. She did not have a sufficient site plan for the business proposal. Phil Churchill, one of owners of the property, indicated that a site plan was filed when they took over the building previously. Vincent Ritchie, Planning Board Chair, suggested that Ms. Murch bring in a copy of the previous site plan, and continue the public hearing on March 1, 2017.

A motion was made to continue the public hearing until March 1, 2017, 7:00pm.

Motion: Mark Dymek

Second: Tom Bratko All in favor.

A motion to close the Public Hearings, and reconvene the Planning Board meeting was presented.

Motion: Scott Leblanc

Second: Tom Robinson All in favor.

