

Hubbardston Planning Board Meeting
March 23, 2017
11:05 am

Members present: Vincent Ritchie, Chairman, Thomas Bratko, Clerk, Thomas Robinson, and Scott LeBlanc

Members not present Kendall Daly

General public: none

1) Discussion on Amber Lane Subdivision by Lead The Way Development Corp.

Vin Ritchie reviewed the history of the project that was approved in Feb of 2005. The committee reviewed the Covenant Contract dated 2/28/2005, the approved site plan dated 6/10/2005, and the release of covenant that was given for lots 5,6, 8,and 9. It appears that lot 7 of the development was never included in the original release of covenant. It was thought that lot 7, not being included was an error. The Board reviewed the lot requirements and confirmed that lot 7 did conform to existing zoning by laws. The lot was viewed by Tom Bratko and Vin Ritchie. The possibility of this lot being deliberately excluded was considered and found to be without grounds.

A motion was made by Scott LeBlanc to approve and sign document to release covenant on lot 7 on Amber Lane subdivision plan dated 6/10/2005. Thomas Robinson seconded, all voted yes. Document needs to be signed in front of notary.


2) Vin Ritchie reviewed the history of the subdivisions in town and the problem that the town has had with subdivisions over the last 20 years. He also explained history of the current subdivision by-laws.

Motion to adjourn Scott LeBlanc, Tom Robinson seconded, all approved.

Meeting Adjourned at 12:20 pm



Approved, Vincent Ritchie, Chair



Date