



HUBBARDSTON MASTER PLAN UPDATE

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*Karen Chapman, Director of
Planning & Development*

Tracy Murphy, Senior Planner



MASTER PLAN UPDATE PRESENTATION TOPICS

- Introduction, Vision & Goals Chapter 1
- Land Use Chapter 2
- Implementation Chapter 9
- Next Steps



INTRODUCTION, VISION & GOALS CHAPTER

- Introduces the project and outlines the purpose, intent, and advantages of an updated Master Plan
- Outlines the required components of a Master Plan
- Includes information on public participation and views
- Outlines the overall community vision & vision and goals for each chapter



KEY FINDINGS

(FROM 2021 SURVEY)

According to survey responses, the five biggest problems the town is currently (2021) facing are:

- Limited Cellular Broad Band 75%
- Lack of Retail Business 51%
- Road Conditions 47%
- Aging Infrastructure 45%
- Poor Municipal Building Conditions 40%

According to survey responses, the five biggest problems facing the town in Five years are:

- Limited Cellular Broad Band 59%
- Road Conditions 50%
- Aging Infrastructure 46%
- Lack of Retail Business 43%
- Tax Increases 42%

KEY FINDINGS (CON'T) (FROM 2021 SURVEY)

The residents of Hubbardston clearly value the rural nature of the town and want to maintain the historic character. There are some that feel business development is appropriate along Route 68 if the Town Center character and rural areas are preserved and the businesses that are allowed are scrutinized through careful consideration of zoning bylaw amendments.

COMMUNITY VISION*

Hubbardston will be a town that continues to foster a strong and vibrant sense of community and place, embraces careful stewardship and enhancement of its natural, historic, and cultural resources, and understands and will employ best practices for achieving long-term, economic health and sustainability.

CHAPTER VISION STATEMENTS*

Individual chapter visions support of the overall community vision.

Land Use

Promote a sense of community and preserve natural and man-made features that contribute to Hubbardston's rural and historic character while ensuring that housing opportunities are available for a broad range of people and supporting commercial and industrial growth that will fit in Hubbardston and contribute to the community's quality of life and fiscal stability.

Housing

Ensure that housing opportunities are available for a broad range of income levels and household types including affordability, homeownership, and condition of the housing stock while maintaining Hubbardston's community character.

Economic Development

Promote economic development that is consistent with the Town's rural character.

Natural & Cultural Resources

Preserve the Town's historic fabric and protect the quality of natural & cultural resources, to ensure a vibrant, diverse, sustainable community.

CHAPTER VISION STATEMENTS*

Individual Chapter visions support of the overall community vision.

Open Space & Recreation

To maintain and cultivate an outstanding environment for all residents and visitors to enjoy while engaging in recreational activities throughout Hubbardston and continue to pursue foresightful conservation goals in line with community principles.

Circulation and Transportation

Construct and maintain a safe road system and infrastructure that is consistent with the desired Town character.

Services & Facilities

Provide excellent, cost effective, accessible facilities, services, and programs reflecting values respectful of all ages and diversity, which, through collaboration, contribute to a high quality, safe, civil, healthy, and sustainable community.

GOALS LISTED IN CHAPTER 1*

Individual chapter goals outline methods to support chapter visions.

Land Use Vision

Promote a sense of community and preserve natural and man-made features that contribute to Hubbardston's rural and historic character while ensuring that housing opportunities are available for a broad range of people and supporting commercial and industrial growth that will fit in Hubbardston and contribute to the community's quality of life and fiscal stability.

Goals

Goal LU1: Preserve Hubbardston's Current Land Uses: Open Space, Forestry, and Agricultural Goals.

Goal LU2: Explore Bylaws and Regulations to better protect Hubbardston's water and natural resources.

Goal LU3: Explore alternatives that enable higher density, mixed use, walkable and economic drivers near/within town center while preserving the rural qualities of outlying areas.

Goal LU4: Support expansion of commercial and industrial uses within existing zoned areas to improve viability and support for business, improve the Town's long term financial sustainability and expand the tax base to continue to provide quality services to residents.

Goal LU5: Increase affordable housing in Hubbardston that provides housing choices for low income, seniors, disabled, young professionals, empty-nesters, and young families.

CHAPTER 2: LAND USE

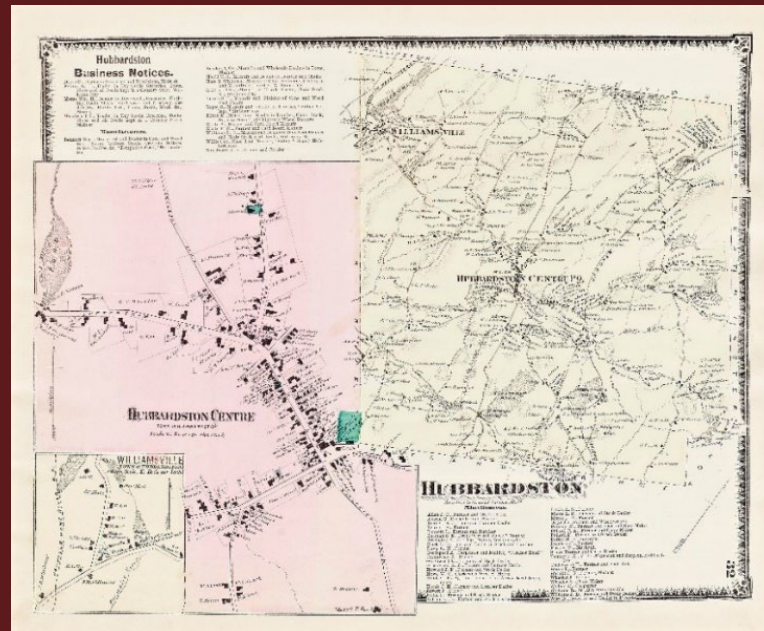


LAND USE CHAPTER INCLUDES:

- Inventories existing land uses

LAND USE	PERCFNTAGE	ACRES
Forest	74.6	20,046
Residential	4.8	1,290
Commercial and Industrial	0.4	107
Agriculture	3.6	967
Wetlands and Water	13.2	3,547
Transportation	0.1	27
Other*	3.3	887
Total	100	26,871

- Explores development trends



LAND USE CHAPTER INCLUDES:

- Includes open space by ownership

Owner	Owner Class	CR	ACRES
Army Corps of Engineers (ACOE)	Federal	NO	46.67
M97	Fitchburg	NO	465.96
Department Of Environmental Management (DCR)	State	NO	1,150.48
Division Of Fisheries and Wildlife (DCR)	State	NO	231.44
Department Of Conservation & Recreation (DCR)	State	NO	8,514.05
Department Of Conservation & Recreation (DCR)	State	YES	320.70
	State - Total		10,216.66
M140	Town	NO	84.78
M140	Town	YES	67.73
	Town- Total		152.51

- Lands under Chapter 61 programs

Chapter Lands	Acres
61 Forestry	694.11
61A Agriculture	409.41
61B Recreation	338.25
Total Acres	1,441.77

LAND USE CHAPTER INCLUDES:

- Large scale solar projects

PROJECT	LOCATION	DEVELOPER/SOLAR OWNER	PARCEL ID	ACRES
Seaboard Solar Holdings LLC	91 Williamsville Rd.	True Green Solar	4-32	15.6
Sun E Hubbardston Solar LLC	20 Pitcherville Rd.	Sun Edison	3-60	50.66
Kearsarge Energy LP	95 Willisamsville Rd	K S Solar Six	4-31	25
978 Solar Development LLC 1	Off Gardner Rd.	Borrego	3-110	2.07
978 Solar Development LLC 2	240 Gardner Rd.	Borrego	3-106	20.3
147 Williamsville Solar 1	147 Williamsville Rd.	Clearwater Energy	4-127	113.6
			TOTAL, ACRES:	113.6

- Gravel Pits

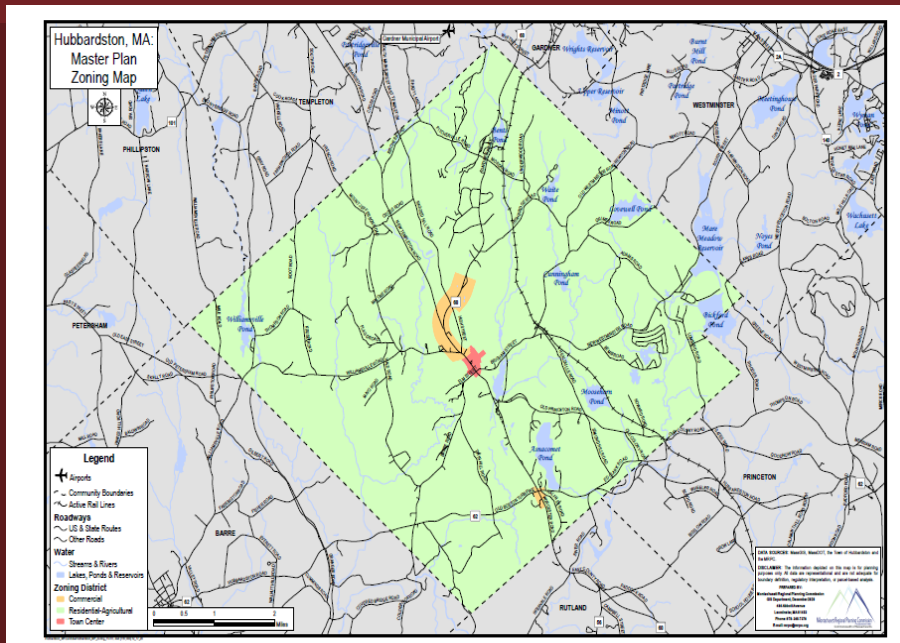
PARCEL-ID	ACRES
02-160	240.35
03-056	25.13
03-088	22.10
03-034	48.26
03-036	9.20
03-037	3.37
03-039	13.10
03-080	62.32
03-077	6.30
03-032	42.75
TOTAL ACRES	472.88

Communities often wonder what future land uses will occur if any once a gravel operation ceases to operate. Hubbardston’s Master Plan survey conducted in June 2021 asked participants what top land uses were desired once a gravel pit is no longer in operation. The top 3 choices were:

1. Public Park or playground
2. Solar development
3. Open space protection

LAND USE CHAPTER INCLUDES:

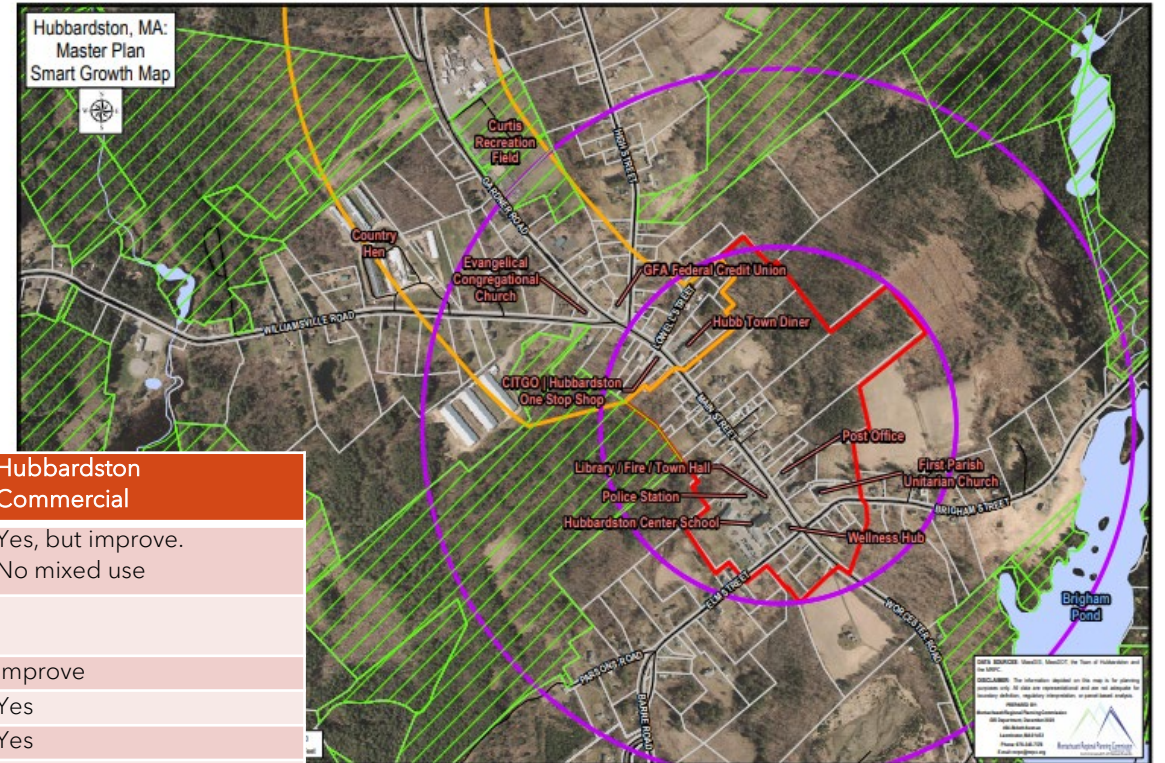
- Existing zoning & use table



DISTRICT	BY-RIGHT	SPECIAL PERMIT BY PLANNING BOARD
Residential - Agricultural District	<p>Intended for personal residence, agriculture, conservation, recreation, and open space.</p> <ul style="list-style-type: none"> Single & 2-family homes agricultural, conservation, recreation, open space public and private non-profit educational museums, municipal uses, educational uses home occupation guest houses, bed and breakfast, in-law apartments solar photovoltaic installations 	<ul style="list-style-type: none"> libraries, health care facilities, public utility facility country club, tennis club and golf course, commercial greenhouse multi-family residences up to four family units radio, television, and communications towers nursing, convalescent and rest homes, day care centers, kennels senior residential development (SRD) & open space residential developments accessory apartments, outdoor marijuana cultivation establishments
Town Center District	<p>Intended for traditional town center residential activities.</p> <ul style="list-style-type: none"> single & two-family residences religious uses conservation or open space areas, recreation & park land, agriculture, nursery, orchards. Sale of farm products, cemetery, public and private non-profit educational museums, municipal uses, library, government building or facilities, educational uses guest houses, bed, and breakfast home occupations 	<ul style="list-style-type: none"> retail or service establishments, markets, delicatessen business and professional offices outdoor marijuana cultivation establishments
Commercial District	<p>Intended for residential and commercial activities.</p> <ul style="list-style-type: none"> all uses allowed in the residential district and retail or service establishments (no automobile sales) markets, restaurants (no drive throughs) individual business, professional or campaign offices schools, colleges, libraries, funeral homes, post office, public transit terminal, bank, municipal, government facilities commercial greenhouses research labs, light manufacturing, or processing facility warehouse, storage facilities, construction business, fuel retail distribution business country clubs, tennis club, golf, amusement/recreation facilities, swimming pool, ice skating arena private and commercial stable hospital, health care facility, nursing, convalescent and rest homes, day care center salerooms and yards for sale of farm, contractor equipment, and freight, transportation terminals, transfer terminals, motor and rail, motor truck yards. 	<ul style="list-style-type: none"> The Planning Board has authority to grant special permits for by-right uses allowed in the Residential District shopping center or complex of offices, businesses, or retail establishments motor vehicle service, repair, washing or fuel business. hotel, motel, inn, campground sales of new or used motor vehicles. senior residential development (SRD) marijuana establishments <p>Light Industrial Uses</p> <ul style="list-style-type: none"> Research labs, light manufacturing or processing facility, warehouse storage facility (no junk vehicles or scrapped metals) construction business, enclosed heavy vehicle storage, and fuel retail distribution

LAND USE CHAPTER INCLUDES:

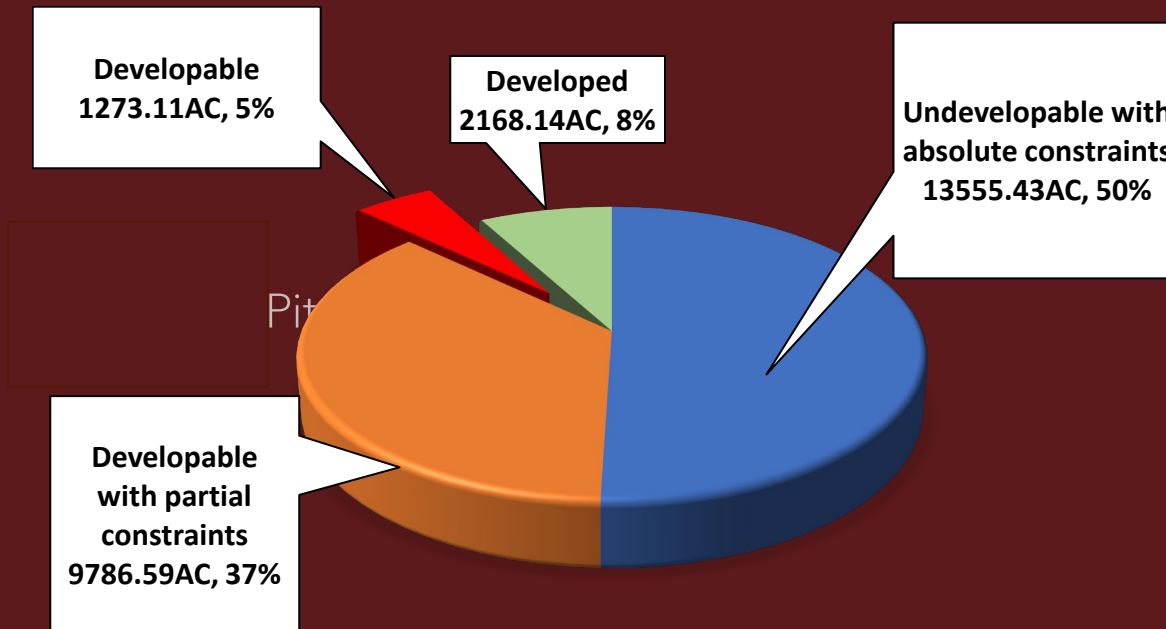
- Outlines smart growth principles



Smart Growth Principles	Hubbardston Residential	Hubbardston Town Center	Hubbardston Commercial
Concentrate Development / Mixed Uses	Yes (OSRD) No mixed use	Yes, but improve. No mixed use	Yes, but improve. No mixed use
Advance Equity	No inclusionary zoning		
Make Efficient Decisions	Improve	Improve	Improve
Protect Land and Ecosystems	Yes	Yes	Yes
Use Natural Resources Wisely	Yes	Yes	Yes
Expand Housing Opportunities	No inclusionary zoning	No inclusionary housing	n/a
Provide Transportation Choice	Promote/enhance bicycle and walking opportunities		
Increase Job & Business Opportunities	n/a	Yes - expand opportunities	Yes - expand opportunities
Promote Clean Energy	Y	Y	Y
Plan Regionally	Y	Y	Y

LAND USE CHAPTER INCLUDES:

- Development Potential



- **Absolute constraints** are defined as water (as coded by the Land use data), 100 Foot DEP (Department of Environmental Protection), RPA (River Protection Act), Buffers, slopes greater than 26 percent, and Permanently Protected Open space.
- **Partial Constraints** are defined as FEMA 100 and 500-year Flood Zones as well as DEP Wetlands.

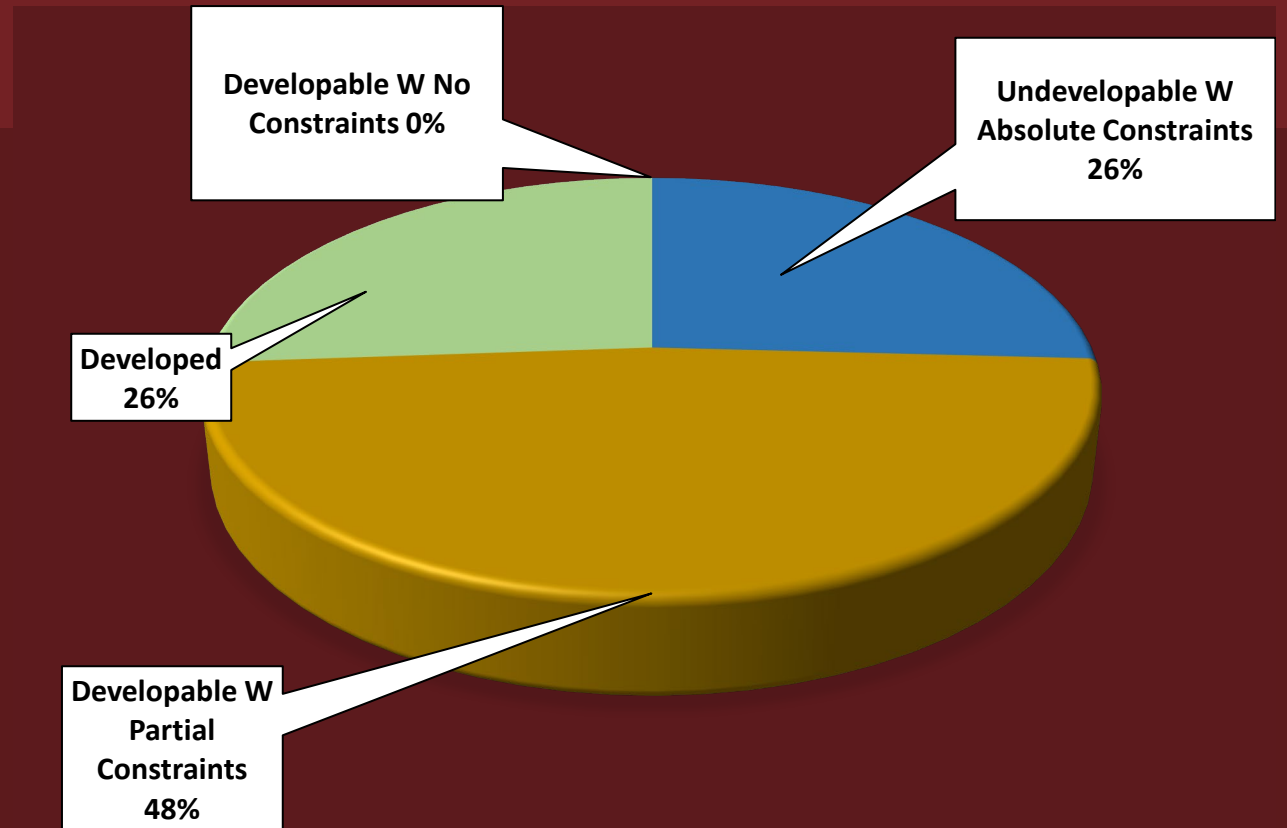
LAND USE CHAPTER INCLUDES:

- Development Potential

Commercial

A total of 341 acres is zoned commercial. 89 acres have been developed, 88 acres are undevelopable, and 164 acres are developable with partial constraints.

The Commercial District has **no** available land available for development that is without constraints.



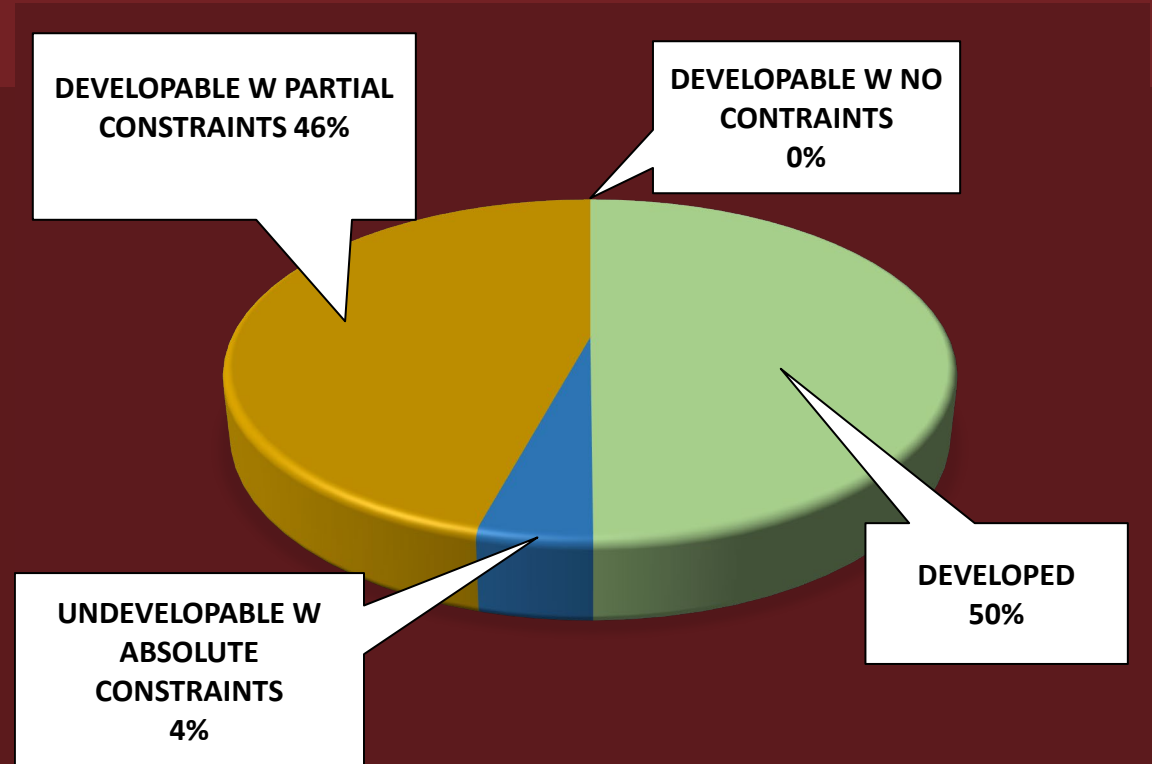
LAND USE CHAPTER INCLUDES:

- Development Potential

Town Center

A total of 36.47 acres is in the Town Center zone. 33.56 acres has been developed, 2.90 acres is undevelopable, and 30.80 acres is developable with partial constraints.

The Town Center District has no available land for development that is without constraints.



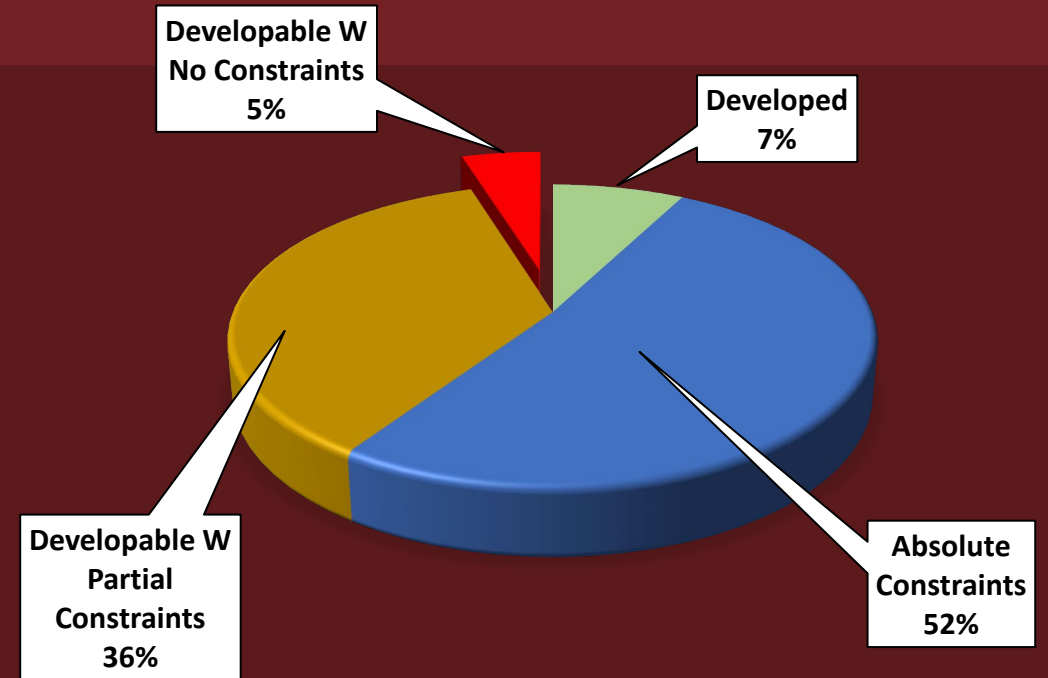
LAND USE CHAPTER INCLUDES:

- Development Potential

Residential

A total of 25,107.27 acres is zoned Residential-Agricultural. 2,045.24 acres have been developed, 13,464.21 acres are undevelopable, and 9,591.83 acres is developable with partial constraints.

The Residential-Agricultural District has 1,273.11 acres of available land to be developed that is without constraints.



LAND USE CHAPTER INCLUDES:

- Lists Land Use vision, goals and actions

Vision

Promote a sense of community and preserve natural and man-made features that contribute to Hubbardston's rural and historic character while ensuring that housing opportunities are available for a broad range of people and supporting commercial and industrial growth that will fit in Hubbardston and contribute to the community's quality of life and fiscal stability.

Goal LU3: Explore alternatives that enable higher density, mixed use, walkable and economically drivers near/within town center while preserving the rural qualities of outlying areas.

• LU3-1	Develop Architectural Design Guidelines for the Town Center
• LU3-2	Explore housing alternatives in the Town Center
• LU3-3	Decide on appropriate wastewater management and water supply systems and explore funding sources that would support existing and future expansion/growth for the town center. Funding sources could include MassWorks grants.
• LU3-4	Analyze existing and new allowed uses to make sure they are appropriate for a town center
• LU3-5	Explore redevelopment, readaptation, and infill opportunities to enhance the town center

IMPLEMENTATION*:

- Lists goals & actions and assigns a leader, establishes a timeframe, estimates cost, and can include resources that may be needed.

#	Action	Related Elements	Implementation Leadership	Implementation Partners	Cost Estimate	Timeframe
Goal LU3: Explore alternatives that enable higher density, mixed use, walkable and economically drivers near/within town center while preserving the rural qualities of outlying areas						
LU3-1	Develop Architectural Design Guidelines for the Town Center	HC	Town Center Committee	Planning Board		
LU3-2	Explore housing alternatives in the Town Center	H	Planning Board	Select Board, Town Center Committee, Planning Board		
LU3-3	Decide on appropriate wastewater management and water supply systems and explore funding sources that would support existing and future expansion/growth for the town center.		Planning Board	DPW		
LU3-4	Analyze existing and new allowed uses to make sure they are appropriate for a town center		Planning Board	Town Center Committee		
LU3-5	Explore redevelopment, readaptation, and infill opportunities to enhance the town center		Town Center Committee	Planning Board		

NEXT STEPS

- *PB Input on chapters, vision, goals & actions*
- *PB Input on implementation matrix*
- *Integrate PB input/comments into draft*
- *Release final draft for 30day public comment period*
- *w/ PB integrate public comments*
- *PB adopt updated Master Plan – present to Select Board/Public*





THANK YOU



Karen Chapman

Tracy Murphy

Montachusett Regional Planning Commission

