



**COMMONWEALTH OF MASSACHUSETTS
TOWN OF HUBBARDSTON**

SPECIAL TOWN MEETING Tuesday, October 19, 2021 • 7:00 p.m. CENTER SCHOOL

STABILIZATION: \$443,311

MUNICIPAL CAPITAL STABILIZATION: \$58,668

FREE CASH: \$838,739

Worcester, ss. To either of the Constables of the Town of Hubbardston in the County of Worcester:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Hubbardston qualified to vote in elections and Town affairs to meet at the Center School located at 8 Elm Street in said Hubbardston on Tuesday, October 19, 2021 at the time of 7 'o'clock in the evening, then and there to act on the following articles:

ARTICLE 1. To see if the Town will vote to authorize payment of prior fiscal year invoices as follows:

| Vendor | Description | Invoice Number | Amount |
|---------|--------------------|--------------------|----------|
| Kyocera | Copier Maintenance | Invoice 55L213249 | \$56.00 |
| TEC | Design Services | Invoice 17729 | \$780.00 |
| AT&T | Utility | Invoice 1174808506 | \$49.00 |

And to meet that appropriation transfer **\$885.00** from Free Cash, or take any action relative thereof.

(Finance Committee recommends)

(Select Board recommends)

ARTICLE 2. To see if the Town will vote to raise and appropriate, transfer from Free Cash, or take from funds available **\$22,588.00** for FY 2022 Police Department salaries, or take any other action relative thereto.

(Finance Committee recommends)

(Select Board recommends)

ARTICLE 3. To see if the Town will vote to transfer **\$100,000.00** from Free Cash to the Capital Stabilization Account and further will vote to transfer **\$100,000.00** from Free Cash to the General Stabilization Account, or take any other action relative thereto.

(Finance Committee recommends)

(Select Board recommends)

ARTICLE 4. To see if the Town will vote to (a) authorize the Select Board to acquire, by purchase, gift and/or eminent domain, the fee to and/or permanent and/or temporary easements, for public way purposes, including without limitation, for the construction, installation, maintenance, improvement, repair, replacement and/or relocation of rights of way, sidewalks, drainage, utilities, driveways, retaining ways, guardrails, slopes, grading, rounding, construction, landscaping, and other appurtenances and/or facilities, to enable the Town to undertake the Route 68 (Main Street/Gardner Road) Rehabilitation Project and for any and all purposes incidental or related thereto, in, on and under certain parcels of land located on or near Main Street and Gardner Road and approximately shown on plans entitled "Massachusetts Department of Transportation Highway Division Plan and Profile of Main Street & Gardner Road (Route 68) in the Town of Hubbardston Worcester County," prepared by TEC Engineering Corp. on file with the Town Clerk, as said plans may be amended and/or incorporated into an easement plan, and land within 200 feet of said parcels; (b) transfer the care, custody, and control of a portion or portions of the Town-owned property or properties shown on the aforesaid plans from the board or officer having custody of the same for the purposes for which such properties are currently held to the Select Board for public way and utility purposes and further to dedicate said portions of the Town-owned properties to the foregoing purposes, and, if applicable, authorize the Select Board to submit petitions to the General Court to allow the foregoing under Article 97 of the Massachusetts Constitution or otherwise; (c) raise and appropriate, transfer from available funds, or transfer from Free Cash **\$30,000.00** to fund the foregoing project and any and all costs incidental or related thereto, including, without limitation, the cost of any land/easement acquisitions, appraisals, and surveys; and, further (d) authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or appropriate to effectuate the foregoing purposes; or take any other action relative thereto.

(Submitted by the Select Board and recommended)

(Finance Committee recommends)

CPA ARTICLES

ARTICLE 5. To see if the Town will vote to appropriate and transfer **\$33,142.00** from accrued Community Preservation Act Undesignated Reserve to fund the FY2022 annual debt service obligation for the Rainbow's End playground improvement project as previously approved under Article 18 of the June 23, 2020 Annual Town Meeting; or take any other action relative thereto.
(Submitted by Community Preservation Committee, recommends)
(Finance Committee recommends)
(Select Board recommends)

ARTICLE 6. To see if the Town will vote to appropriate \$100,000.00 to preserve and rehabilitate the exterior of the historic Evangelical Church of Hubbardston, by funding the removal of the old wood siding and replacement with plank composite system siding (including bell tower and door and window trim), including all costs incidental and related thereto, and to meet this appropriation by transferring **\$15,000.00** from accrued Community Preservation Act Historic Reserve funds, and **\$85,000.00** from accrued Community Preservation Act Undesignated Reserve funds. This grant is conditioned upon the church providing a structural engineering report to the Community Preservation Act Committee stating that the church building is structurally sound, upon the recording of a historic preservation restriction, and the signing of a grant agreement, all prior to the commencement of any work, or take any other actions relative thereto.
(Submitted by Community Preservation Committee, recommends)
(Finance Committee recommends passing over)
(Select Board recommendation pending)

ARTICLE 7. To see if the Town will vote to appropriate and transfer **\$15,000.00** from accrued Community Preservation Act Historic Reserve to fund the restoration of monuments and cannons on the historic park, or take any other action relative thereto.
(Submitted by Community Preservation Committee, recommends)
(Finance Committee recommends)
(Select Board recommends)

PLANNING BOARD ARTICLE

ARTICLE 8. To see if the Town will vote to amend Article 22 **Commercial Marijuana Establishments**, Section 22.4 of the Town of Hubbardston Zoning Bylaws by adding the underlined text as follows:

22.4 General Zoning Districts for Marijuana Establishment and Restrictions Applicable to all Zones-Districts

Marijuana Establishments as described in MGL 94G and 935 CMR 500.00 shall be allowed in the following districts after the applicant has been approved by the Cannabis Control Commission.

22.4.1 Marijuana Establishment allowed by Special Permit in Residential District:

Outdoor Marijuana cultivation establishments licensed for Tier 1 (up to 5,000 sf).

22.4.2 Marijuana Establishment allowed by Special Permit in Residential District:

Outdoor Marijuana cultivation establishments licensed for Tier 2 (between 5,001 and 10,000 sf).

22.4.3 Marijuana Establishment allowed by Special Permit in the Town Center District:

Outdoor Marijuana cultivation establishments licensed for Tier 1 (up to 5,000 sf).

22.4.4 Marijuana Establishment allowed by Special Permit in the Commercial District:

All Marijuana Establishments as defined by MGL 94G.

22.4.5 Setbacks and Lot Size Limit applicable to all Marijuana Establishments in all Districts.

Setbacks: All Marijuana Establishments shall be set back one hundred (100) feet from streets and abutting property lines including all fences and grow areas. The area within the setback shall be maintained as a buffer zone and, if forested, must remain so, and if not, shall be landscaped to create an effective buffer to screen all elements of the Marijuana Establishment (including grow areas) from public and private view. Any greater set back requirements in these bylaws shall remain applicable.

Minimum Lot Size: A minimum lot size of five (5) acres is required for any Marijuana Establishment.

Or take any other action relative thereto.

(Submitted by Planning Board, recommended)

(Select Board recommends)

You are hereby directed to serve this warrant by posting attested copies thereof at the Place of Meeting, Hubbardston Center School, Hubbardston One Stop Shop convenience store, the Town Office and the Post Office fourteen days, at least, before the day of said meeting. Hereof, fail not, and make due return of this warrant with your doings thereon to the Town Clerk at the time and place of meeting as aforementioned.

Given under our hands this ____ day of _____ 2021:

SELECT BOARD of HUBBARDSTON

Daniel S. Galante

Kris E. Pareago

Jeffrey L. Williams

Heather M. Munroe

Kathryn V. Young

A true copy, Attest:

Laurie J. Reed, Town Clerk

Date of Posting: _____

Method: _____

By: _____, Constable