MINUTES
Town of Hubbardston Board of Appeals
Meeting Held May 28, 2015
Library Basement Meeting Room, 7 Main Street

Members Present: Edward Blanchard, William Homans (6:47pm), Scott Janssens, William Fernekees, Andrew Baum, and Secretary Joyce Green.
Absent: John Prentiss.

6:41pm The meeting was called to order by Chairman Edward Blanchard. Member William Homans arrived at 6:47pm.

Chairman Blanchard stated he called this meeting to review the Comprehensive Permit Rules and Regulations that were drafted by a consultant to the Planning Board, Richard Heaton. Mr. Heaton was hired to update Hubbardston's Affordable Housing Plan using funds that 2 builders gave to the town in lieu of building affordable housing units within their developments in Hubbardston. He used an existing bylaw from another town and modified it for use in Hubbardston. The Planning Board has asked the Board of Appeals to review and adopt these rules and regulations.

The Board reviewed the draft and made some edits. Due to the high review fees that are being proposed, Mr. Blanchard asked the secretary to find out what the monetary limit is for the ZBA's 53G account. It was noted that the references on page 7 and page 18 do not appear to refer to the Hubbardston Zoning Bylaws. The secretary will contact Mr. Heaton to clarify these references. Also questioned was the number and type of copies of the application package to be submitted and the whether to delete paragraph 2 under Section 1.9.2 Fees.

The secretary will make the changes discussed and send out to board members. Next meeting will be June 11 at 7:00pm.

Mr. Blanchard asked members to review the Affordable Housing Production Goals from the current Affordable Housing Plan. The secretary will forward that to members.

Election of Officers

Nominations for officers were made by Edward Blanchard; Scott Janssens for Chairman, Andy Baum for Vice Chair, Bill Homans for Clerk. Second: Bill Homans. No other nominations were heard. Vote: 5-0 in favor.

General Business

- Edward Blanchard gave his resignation effective after the next meeting on June 11.

8:03p.m. Meeting Adjourned.

Respectfully Submitted,

Joyce Green, Secretary

Approved by Sc Janssens Date: June 11, 2015