



**Rate of Development Article**

Article 6 of the Hubbardston Zoning ByLaws, Rate of Development, has expired as of January 18, 2015. The Planning Board discussed the reintroduction of Article 6, with one amendment to Section 6.8, changing the expiration date to June 1, 2025, to be placed on the town warrant.

**Tom Robinson recommended that he draft the following letters:**

#1 Letter to Town Administrator requesting: historical information provided by Mr. Brown, a meeting with town counsel regarding Mr. Brown’s reclamation project, and request a joint meeting of Selectboard and Planning Board. A motion was presented for Tom Robinson to draft a letter on behalf of the Planning Board.

**Motion: Tom Bratko                      Second: MaryAnn DiPinto    All In Favor.**

#2 The Planning Board received a letter through Vin Ritchie, Chair, from Mr. Brown’s team. This letter contained the Brown team’s intentions to work with the Selectboard regarding the land infill project.

A motion was presented for Tom Robinson to write a response to this letter on behalf of the Planning Board.

**Motion: MaryAnn DiPinto              Second: Tom Bratko              All In Favor.**

#3 Letter to Selectboard and Town Administrator regarding the choosing of a Licensed Site Professional (LSP) by the Selectboard, pending the outcome of the jurisdiction question of Mr. Brown’s reclamation project. A motion was presented for Tom Robinson to write such a letter on behalf of the Planning Board.

**Motion: Tom Bratko                      Second: MaryAnn DiPinto    All In Favor.**

#4 Letter to Town Administrator requesting Mass. Dept. of Environmental Protection’s decision about the permitting authority for land infill projects. A motion was presented for Tom Robinson to write such a letter on behalf of the Planning Board.

**Motion: Tom Bratko                      Second: MaryAnn DiPinto    All In Favor.**

**CPA Funding Application to Community Preservation Committee**

A motion was presented to revise the Planning Board’s application for CPA funding of \$50,000 to be submitted to the CPC. Tom Bratko made the necessary revisions to the application to further explain the purpose for the proposed funding, as it relates to affordable housing in Hubbardston. This revised application will be submitted to the Community Preservation Committee, and, if approved, they will write the article to be put on the town meeting warrant.

**Motion: MaryAnn DiPinto              Second: Tom Bratko              All In Favor.**

At 9:05pm, Motion to adjourn was presented.

**Motion: Tom Bratko                      Second: MaryAnn DiPinto              All in favor.**

Approved: \_\_\_\_\_ Date: \_\_\_\_\_