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Planning Board Minutes, March 19, 2024

Opened at 6:38 PM Present: John Gould, Michael Hoberman, Andrea Donlon, Mariel Olcoz, and Adriana Isaza (all PB), as well as resident Carly Vernon (Sears St.)

1. Preparation for Public Hearing on short-term rentals to be held on March 26. (Refer to PB presentation for information on the content of individual slides.)

Michael Hoberman will open meeting, introduce PB, and begin presentation with slides 1, 2, and 3.

Jon Wyman will present slides 4 and 5

Andrea Donlon will present slides 6 and 7

Mariel Olcoz will present slide 8

Andrea Donlon will present slide 9

Adriana ^{-Gary}Isaza will present 10, the first half of slide 11, and also the proposed Zoning Bylaw

John Gould will present second half of slide 11, the proposed General Bylaw, and slide 12

Andrea Donlon has spoken with Heather Butler regarding the PB's previous question concerning what it can or should do with any proposals from the public during the hearing that it may wish to act upon (i.e., potential changes to the current language and substance of the Zoning or General Bylaws). Ms. Butler indicated that Town Counsel will be available to advise the PB if this should occur.

Andrea Donlon also let the Board know that Town Counsel will be available to us, via Zoom, during the course of the Public Hearing. The meeting will also be recorded on Zoom.

The members of the Board went through the slide presentation.

With regard to slide 9—Question: What is the town's total tax income is per year? What proportion of that number is accounted for by the \$17,000 per year that current taxes on short term rentals generate? Will try to find out by 3/26.

With regard to slide 11—What is the cutoff date for the grandfathering of existing licensed and certified non-owner-occupied short-term rentals? March 8 (the date that the 3/26 public hearing was officially posted). This is important information, but it is the Select Board, not the PB, that will be administering the General Bylaw.

PB members decided to be on hand at 6:30 on the night of the Public Hearing even though the meeting's start time is 7:00.

Andrea Donlon asked PB members if they are agreeable to her giving a brief presentation on Buckland's proposed short-term rental bylaw(s) to the group Housing Greenfield. PB members are all amenable.

2. Discussion of proposal for installation of a municipally operated large-scale solar facility for the wastewater treatment plan.

Questions asked about the current application:

What day was the application received?

Is the site part of the town's officially mapped floodplain?

Does the farm use overlay apply?

Why have we not received a copy of the Conservation Commission's sign-off on the project (RDA)?

Attention to the details of the application:

The applicants indicate "Waiver Requested" for many provisions, but the Board is unclear regarding the specific process that is required for waivers on large-scale applications. Can the process for asking for and being granted waivers that is outlined in Section 12 (site plan review)

of the town bylaws be applied to an application for Section 14 (large-scale solar)? John Gould has asked Heather Butler to consult Town Counsel on this question.

Members posed questions regarding specific features of the application (see application for reference):

14-5 b 1-b: will trees be removed?

14-5 b 1-c: one of the proposed arrays is in within 200 feet of a regulated zone. PB will need to see RDA from Con Com to know if this issue has been addressed.

14-5 b 1-d: is the site in the inundation zone?

14-6: why has applicant indicated neither 10 or 11?

14-9: applicants indicate an intention to apply for a variance on setback, but the PB does not grant variances of any kind? Will ZBA need to be a part of this process?

14-12 and 14-13: applicant should explain the exact meaning/implication of "By-Town"

14-19: questions regarding surface drainage

After it hears back from Town Counsel on the questions of 1) how the applicants and the PB should handle waiver requests and 2) on whether the ZBA needs to be brought into the process, the PB needs to hold something like a pre-application conference with the applicants to resolve these issues ahead of any scheduled public hearing on the proposal.

Possible dates for public hearing on this large-scale solar application are May 2 and May 14.

The meeting adjourned at 8:50 pm

Respectfully submitted by Michael Hoberman, PB co-chair