

February 9, 2023

Buckland Town Hall, 17 State St., Buckland

MPH
JCS
AFD

Meeting Agenda

1. Approval Not Required (ANR) for Donna Szymkowicz at 88 North St
2. Review of zoning bylaw section 8-4(c), trailers for use as living quarters – recommendations from zoning enforcement officer/building inspector
3. Update on planning board member recruitment
4. Planning board minutes policy
5. Review and approval of previous meeting minutes
6. Other topics unanticipated by Chair(s) 48 hours in advance
7. Schedule next meeting
8. Adjourn meeting

Attendees

John Gould, co-chair
Michael Hoberman, co-chair
Jon Wyman, member
Andrea Donlon, member
Eric Feindel, surveyor for applicant
Kim Erslev, 16 Wilde Rd., Buckland, public

Co-chair John Gould opened the meeting at 6:33 pm, and made introductions between the Planning Board members and Kim Erslev, a potential PB member.

Items

1. Approval Not Required (ANR) for Donna Szymkowicz at 88 North St.

The proposed plan was presented by Eric Feindel, surveyor, referencing the ANR application for Map # 3-3-11 and the Plan of Land from Green River Survey, February 2, 2023. The proposal is to add Parcel A, a 10' wide lot from Conrad and Kathleen Halberg, as well as a small amount of land at the rear of Ms. Szymkowicz' property, to the designated property. The newly designated property will be conforming (90') for frontage, and "less non-conforming" in total area. No lot will be without proper frontage.

Planning Board members signed the survey, approving the proposed action as ANR.

2. Review of zoning bylaw section 8-4(c), trailers for use as living quarters – recommendations from zoning enforcement officer/building inspector

A. FRCOG Health Agent Randy Crochier initiated a meeting with the owner

of the property on State Street where it appears there has been long-term utilization of an RV for habitation, possibly in violation of the health/housing code. Jim Hawkins, Building Inspector, noted the bylaw includes the language of limiting residency for trailers to "60 consecutive days" which could be interpreted as occupying the vehicle for 60 days, then departing for 1 day, and returning for another 60 days.

B. Co-chair Gould proposed that the PB consider amending the bylaw, striking the word "consecutive," a proposal which would require a public hearing followed by submission to Town Meeting. Member Andrea Donlon noted a previous proposal was considered (public hearing, 2018), striking "consecutive," and defining the total number of days as "60 days within the calendar year."

C. Discussion points:

- a. The opportunity exists for applicants wishing for longer occupancy to apply for a special permit; for example, for occupying a camper while a house is under construction. The special permit process is involved, and would require a hearing with the public being notified of the application.
- b. There is a concern that RVs could become substitutes for ADUs.
- c. There is an impact on neighbors, especially in the more densely populated areas of town.
- d. Who addresses the health issue? If it's a code issue, the first respondent is the Building Inspector.
- e. How easily is the existing (or newly proposed) language of the bylaw enforceable (that is, who's counting the days)?

D. Co-chair Michael Hoberman moved (and also amended his motion) proposing a change to the language of Zoning Bylaw 8-4 c) to read "60 days in a calendar year" and striking the word "consecutive." Co-chair Gould seconded the motion (and amendment); all voted in favor, noting the next step would be for the PB to schedule a public hearing on the proposed language.

3. Update on planning board member recruitment

A. Member Donlon posted the job description on the Town's PB webpage, and Town Administrator Heather Butler sent out an email blast. Kim Erslev is attending the meeting in response to the town's recruitment efforts. Co-chair Hoberman reported he asked five people about their willingness to be considered; none were available at this time. Member Jon Wyman has a possibility, but the resident lives in the same neighborhood as 2 sitting members, and it seems it would be better to get representation from more areas in town.

B. PB members filled in Ms. Erslev concerning the conflict-of-interest issue

which has limited the PB's ability to move forward on the STRR issue, and noted this may hamper recruitment of others.

C. PB members are still hoping for both a new member and a new alternate member.

4. Planning board minutes policy

Co-chair Gould is seeking a more timely posting of approved minutes, possibly prior to the signing of the final version by all members. He will discuss this with Town Clerk, Karen Blom.

5. Review and approval of previous meeting minutes

Minutes of January 24, 2023. After adding clarifying language distinguishing the separate roles of Ms. Donlon as FRCOG employee and PB member, co-chair Gould moved to approve the minutes; member Donlon seconded the motion; all voted in favor.

6. Other topics unanticipated by Chair(s) 48 hours in advance

A. Discussion with Ms. Erslev concerning membership on the PB

a. What is the relationship between the various Boards, including the PB, Select Board, Conservation Commission, ZBA, etc.?

- What the PB recommends through new or amended bylaws is implemented through the Select Board to Town Meeting; also, the PB formulates regulations for the ZBA's oversight
- The Town Administrator is the conduit to the Select Board and legal counsel
- Boards are more siloed than they ought to be
- PB sometimes overlaps with the ZBA, and sometimes more than one board acts on an application (i.e, cell tower application)
- While the Conservation Commission's work might be seen as "reactive," the PB's work is "proactive"
- PB is involved in questions such as "what do we want the community to look like? What issues can we address?"

b. What is the work commitment outside the meetings?

- PB members may help with posting flyers, creating presentations for public hearings, researching agenda items, site visits, etc.
- Some projects are quite time-consuming - i.e, cell tower application, ADU bylaws, marijuana policy

c. Where do the agenda items come from?

- Variety of sources

d. Do you vote?

- Largely operate by consensus - the PB is good at listening

(to one another and to the public at public hearings), and taking its time, working the process, and tweaking language so that new and changed bylaws are likely to pass at Town Meeting

- e. What is the percentage of affordable housing in Buckland?
 - o 10% is aspirational; currently likely less than 1%
 - o PB sees the STRR / long term rentals as central to the issue of affordable housing in town

B. Ms. Erslev introduced herself

- Resident of Wilde Rd., Buckland
- Landscape architect, teacher at the Conway School, potter
- Concern about, and interest in, land use

7. Schedule next meeting

Wednesday, March 22nd, 6:30 pm, in person at Town Hall

8. Adjourn meeting

Member Donlon moved to adjourn the meeting; seconded by member Wyman; all voted in favor. Meeting adjourned at 8:36 pm.

Respectfully submitted, Alison Cornish, Board Clerk