

Buckland, MA Planning Board and Zoning Board of Appeals
Joint Meeting Minutes

June 28, 2022

Buckland Town Hall

Meeting Agenda

1. Open meeting
2. Preparation for upcoming cell tower public hearing to be held on July 7
3. Other items unanticipated by chairs 48 hours in advance
4. Adjourn meeting

Attendees

Jeffrey Rose, Co-chair, Zoning Board of Appeals
John Gould, Co-chair, Zoning Board of Appeals and Planning Board
Francis Parisi, Applicant's Representative, Vertex
Dennis Clark, member, Zoning Board of Appeals
Randall Heminger, member, Zoning Board of Appeals
Justin Lively, member, Zoning Board of Appeals
Andrea Donlon, member, Planning Board
James Rae, member, Zoning Board of Appeals
Jon Wyman, member, Planning Board
Robin Bestler, member, Zoning Board of Appeals

Co-chair John Gould opened the meeting at 6:35 pm

- A. Co-chair Gould clarified for members of the boards the various maps for the application as some have been superseded:
 1. Proposed coverage - Martin Rd.
 2. Existing coverage - without Martin Rd.
 3. Existing coverage - with Martin Rd. (yellow and green)
 4. Existing and combined - with Ashfield and without Martin Rd.
 5. Existing and combined - with Ashfield and with Martin Rd. (green and blue)
 6. RF height analysis
- B. Update of AV for the public hearing
 1. Contacted James Sullivan at Falls Cable - will record the meeting, and may also be able to help with equipment
 2. Town has ordered a portable speaker and microphone, as whoever is speaking will need to be amplified
 3. Town of Shelburne purchased a Meeting Owl for Zoom - might we be able to borrow it?
 4. Question: how many laptops will we need?
 5. Reminder that the Code of Conduct will extend to Zoom participants
 6. Also need a projector for both the applicant and also for screen sharing via

JG
AD
W
OC
Jh
JCR
JL.
JR

Zoom. Mr Parisi offered to use his own projector and screen for the applicant's presentation.

C. Balloon heights

Board members noted that the balloon flights reflected different heights on different days. Mr. Parisi noted that there was some confusion with the consultant hired to do this for the first day's flight, and if the board took photos which showed different heights on different days, to please share the photos with him. Member Donlon noted that if Saturday's flight was accurate, then documentation from that day's flight needs to be representative.

Mr. Parisi asked that photos be sent to him, and he will contact the consultant and review them, and will respond to the board prior to the public hearing.

Board members asked how large the balloon was. Mr. Parisi responded 3' - 4' wide.

D. Agenda for the Joint ZBA and PB Public Hearing

Co-chair Gould walked the board members through the proposed agenda

1. All waivers related to the filing requirements
2. The applicant will have 30 - 45 minutes for a formal presentation - introduction, and overview of the project - followed by questions from the boards and questions from the public. Member Wyman noted it was important to leave time for public comment, and that the presentation and boards' questions not go on too long before the public is welcome to ask questions. Mr Parisi suggested this order: applicant presentation, consultants' reports and comments, boards' questions, public's questions, close the public hearing, move to public meeting and deliberations
3. Finding on 10-5 (b) (7)
4. Go through the application, 10-3, 10-13, 10-16 and 10-24
5. Current advice from the town counsel is that the PB hears the application and points out where the variances will be required
6. The intention of the joint public hearing is to have both boards hear the information at the same time, not to hinge decisions on one another. The boards will deliberate and make decisions separately. Mr. Parisi also noted the boards may have their deliberations at separate meetings.
7. Co-chair Gould noted that there will be a review of the applicable ZBA and PB bylaws prior to the boards' deliberations.
8. It was noted that most of the public comments currently posted on the website have to do with the application being incomplete, and it would be important to note that the applicant has responded and the application has been deemed complete.

Member Donlon asked what information, in addition to that posted on the

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website, will be available at the public hearing.

Member Rae asked if Buckland residents will have priority in speaking at the public hearing.

Member Donlon noted the ZBA's "clock" is shorter than that of the PB.

ZBA question: When will the issue of the waiver re: the standing of the applicant be addressed? Co-chair Gould noted this would be the first action following public comments.

E. Minutes of previous meetings

Minutes of the April 13, 2022 meeting of the ZBA were reviewed; Co-chair Gould moved to accept the minutes; member Lively seconded; all voted in favor of accepting the minutes.

Minutes of the June 16, 2022 meeting of the PB were reviewed; on page 4. the spelling of counsel was corrected; with this change member Wyman moved to accept the minutes; member Donlon seconded; all voted in favor of accepting the minutes.

G. PB member Wyman moved to adjourn the meeting; member Donlon seconded the motion; all in favor. ZBA member Heminger moved to adjourn the meeting; member Rae seconded; all in favor. Meeting adjourned at 7:31 pm

Respectfully submitted, Alison Cornish , Board Clerk