

Buckland, MA Planning Board Meeting Minutes

June 8, 2023

Buckland Town Hall, 17 State St., Buckland

Meeting Agenda

1. Approval Not Required (ANR) for Ed Reagey (former property of Kathleen Reagey), properties on School Street and Schoolhouse Lane/Walker Road
2. Battery storage facilities and zoning
3. Site Plan Review forms for the Planning Board – need to create
4. Upcoming pollinator planning project with FRCOG
5. Meet & greet with prospective new planning board member, if present
6. Review and approval of previous meeting minutes
7. Other topics unanticipated by Chair(s) 48 hours in advance
8. Schedule next meeting
9. Adjourn meeting

Attendees

John Gould, co-chair
Michael Hoberman, co-chair
Andrea Donlon, member
Jon Wyman, member
Mariel Olcoz, 44 Green St., public
Adriana Isaza-Geary, 44 North St., public

Co-chair John Gould opened the meeting at 6:53 pm.

1. Approval Not Required (ANR) for Ed Reagey (former property of Kathleen Reagey), properties on School Street and Schoolhouse Lane/Walker Road

There was no representative for the applicant.

Planning Board comments:

- The proposed division of property into 3 parcels, not lots, does not constitute a subdivision
- There are no notations about selling parcels to abutters
- "Not a building lot" is noted on the survey
- Form A required a correction to match the proposal on the plan
- The division will not affect any setbacks

Planning Board members signed the ANR mylar survey

2. Battery storage facilities and zoning

The Planning Board received correspondence from Janet Sinclair calling attention to battery storage facilities for solar systems "popping up" around the

area, and suggesting Buckland consider adding necessary regulations to the zoning bylaws. Ms. Sinclair included references to recent court cases about municipalities attempting to limit the construction of these facilities.

Discussion of the need for large scale power storage with the anticipated transition to alternative energy sources (i.e., solar and wind).

The Planning Board anticipates having more conversation with Ms. Sinclair on the issue.

In addition to considering battery storage facilities, co-chair Gould reviewed the Planning Board's "to do" list to clarify or add to existing bylaws (in addition to the items identified at the April 27, 2023 meeting):

- Chicken farming - vague language
- Marijuana/deliveries - when the bylaw was drafted, there was no provision for deliveries (i.e., limiting and situating delivery companies)
- Cell tower - to give the Planning Board authority to modify the requirements and special permit granting authority, and accommodate new technologies
- RVs or trailers - clarifying language around "60 consecutive days"
- Pollinators (see below)
- Floodplain - re-review
- Short Term Residential Rentals - continue to develop

In addition to this list, there are other items which may require a citizens' initiative

- Ridgeline protection
- Community Preservation Act

3. Site Plan Review forms for the Planning Board – need to create

A new site plan review form is needed by the Planning Board. Board Clerk Alison Cornish will create a draft from material from the ZBA for the PB's review.

4. Upcoming pollinator planning project with FRCOG

Members reviewed correspondence from FRCOG about increasing opportunities for planting pollinators on public property. Members noted adding bylaw language to encourage private property owners to plant more native species may be complicated. Member Andrea Donlon noted an initiative such as the MVP Clesson Brook project could tie in to the pollinator planning, demonstrating different practices. Co-chair Gould noted encouraging non-grass planting around ground-mounted solar installations would be another possible application.

5. Meet & greet with prospective new planning board member, if present

Two local residents attended the meeting as prospective members of the

Planning Board: Mariel Olcoz, 44 Green St., and Adriana Isaza-Geary, 44 North St. Both individuals introduced themselves, and Planning Board members noted some specifics of Planning Board business:

- Typically meet once a month, 2 - 2.5 hours, except when there's a special issue
- Some members of the PB have served for many years, others are more recent appointments
- Training is available, subsidized by the town
- Staff of FRCOG serve as invaluable consultants
- The PB is continuing to implement findings from the housing survey
- Ideally the PB would have 5 members and 2 alternates

PB members detailed the process of applying for a position on a town board or committee.

6. Review and approval of previous meeting minutes

The minutes of the May 10, 2023 meeting were reviewed. Co-chair Hoberman made a motion to approve the minutes; member Donlon seconded the motion; all voted in favor.

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

Member Donlon noted the Regional Transportation Plan is currently open for comment.

8. Schedule next meeting

Next meeting, July 25, 2023, 6:30 pm

9. Adjourn meeting

Member Wyman moved to adjourn the meeting; member Donlon seconded the motion; all voted in favor. Meeting adjourned at 8:45 pm

Respectfully submitted, Alison Cornish, Boards Clerk

Documents Referenced:

May 5, 2023 Survey for Edward A. Reagey, Martha A. Keene, Mary Ellen Furey, Map/lot 6-2057