

March 22, 2023

Buckland Town Hall, 17 State Street, Buckland

Meeting Agenda

1. Approval Not Required (ANR) for Buckland Union Cemetery Association on Upper Street
2. Pre-application conference for ground-mounted solar installation at property on Sears Street owned by Clarence West. Solar installer is Greenfield Solar.
3. Update on planning board member recruitment
4. Review and approval of previous meeting minutes
5. Other topics unanticipated by Chair(s) 48 hours in advance
6. Schedule next meeting
7. Adjourn meeting

Attendees

Michael Hoberman, co-chair

John Gould, co-chair

Andrea Donlon, member

Jon Wyman, member

Martha Taft Ferguson, treasurer, Buckland Union Cemetery Association, applicant

Clarence West, 17 Sears St., Buckland, applicant

Jennifer West, 17 Sears St., Buckland, applicant

John Ward, Greenfield Solar, for applicant

Co-chair Michael Hoberman opened the meeting at 6:31 pm.

Items

1. Approval Not Required (ANR) for Buckland Union Cemetery Association on Upper Street

Martha (Marti) Taft Ferguson, treasurer of the Buckland Union Cemetery Association (BUCA) presented a plan for the land that surrounds Buckland Public Hall, 10,733 square feet and 150' of frontage, to be transferred to the church in order to codify what has been common usage. This is being proposed because the Public Hall was deeded to the church, but the land issue was never actualized. Although the church is on a nonconforming lot, the resulting lot will be more conforming with the transfer. There would be an easement for the church for septic maintenance, and a right-of-way for the BUCA to move equipment to the cemetery.

As the proposed transfer does not constitute a subdivision, the Planning Board

members signed the mylar plan as an Approval Not Required (ANR).

2. Pre-application conference for ground-mounted solar installation at property on Sears Street owned by Clarence West. Solar installer is Greenfield Solar.

John Ward of Greenfield Solar presented the project plans using a 2004 survey, plan of sub-array, and photographs. The proposed location is at the embankment between the West's property and the Dukes property. The property owners are working together to stabilize the embankment. The proposed array is 6 panels wide and 6 panels high, 19' 2¼" x 36'.

The discussion centered on requirements of Section XII, Site Plan Review, f) Required Contents of a Site Plan, noting that some steps could be waived with appropriate information from the applicant (i.e., all items must be addressed in the application, even if the answer is "waiver requested").

Items 1 - 8, 14 are required; 9 - 13, 15 - 17, and 21 are typically waived; 18 - 20 are expected; and 22 is optional. It was noted that item 20, design features, is of particular interest in in-town installations.

When the materials are assembled, the public hearing will be scheduled (tentatively set for April 27, 2023). The town will notify abutters in advance of the hearing, and informal conversations between the applicant and neighbors are encouraged.

Applicants were encouraged to pay attention to the location of any underground utilities in the project area, and to represent these on the plans, as well as applicable setbacks from property lines.

3. Update on planning board member recruitment
PB members reported on efforts to find residents willing and able to serve on the Board, or as an alternate. So far, there have been no firm commitments. Member Donlon will be in touch with the town moderator to see if word can be shared through her channels.
4. Review and approval of previous meeting minutes
Members reviewed the minutes of the February 9, 2023 meeting. Co-chair Hoberman moved to approve the minutes; co-chair Gould seconded the motion; all voted in favor.
5. Other topics unanticipated by Chair(s) 48 hours in advance
Member Donlon attended the CPTC training/conference, including a workshop on Short-Term Residential Rentals. Speakers included a representative from Lenox, MA, who recounted their two attempts to pass a bylaw, and someone speaking on consensus building in making public decisions.
6. Schedule next meeting

Buckland, MA Planning Board Meeting Minutes

Next meeting date: April 27, 2023 6:30 pm

7. Adjourn meeting

Member Jon Wyman moved to adjourn the meeting; co-chair John Gould seconded the motion; all voted in favor. Meeting adjourned at 7:54 pm.

Respectfully submitted, Alison Cornish, Boards Clerk

Documents Referenced

Plan of Land in Buckland (Center), MA for the Buckland Union Cemetery Association, November 10, 2022