

Buckland Planning Board
Meeting Minutes
February 28, 2019 6:30 p.m.
Buckland Town Hall

AD
MBH
BOR
JG

AGENDA

1. Open meeting.
2. ANR - Laurie Benoit and Barry Del Castilho
3. Review Public Hearing regarding Marijuana Bylaws and next steps.
4. Review and approve meeting minutes.
5. Public comment.
6. Other topics not anticipated by Chair 48 hours prior to meeting.
7. Adjourn the meeting.

ATTENDANCE

John Gould , Co-chair
Michael Hoberman, Co-chair
Andrea Donlon, Member
Gabriel Colwell-LaFleur, Member
Brian Rose, Member
Peggy Sloan, FRCOG
Laurie Benoit, Petitioner (Resident)
Mary Bolduc, Board Clerk

MEETING

1. Open meeting -Meeting was opened at 6:35 p.m. by John Gould.
2. ANR, Laurie Benoit and Barry Del Castilho - Laurie Benoit was present to represent herself and Mr. Del Castilho. The issue being discussed had been through the appeal period and no appeal had been made. Brief discussion. It was confirmed that access and frontage conformed, easement had been granted by ZBA, everything was in order. Signed by all members of Planning Board.
3. Review Public Hearing regarding Marijuana Bylaw and next steps -
 1. Michael Hoberman read an email submitted by Buckland resident, Janet Sinclair.
 2. Board discussion on sound, lighting, odor .
 3. Peggy Sloan, FRCOG, presented revisions to the bylaw version presented at the public hearing. Revisions were specifically to accommodate for Small Scale Marijuana Product Manufacturing. Discussion followed.
 1. Does it require a separate structure? Board discussion.

2. Given that product manufacturing will have more constant flow of product than cultivation, will square footage allowance be sufficient?
3. Varying concerns and support raised:
 1. Does not think revision is appropriate; that it would be giving this industry special treatment because currently manufacturing is not allowed in Village Residential, Rural Residential or Commercial zones. But, if vote is to move forward with revisions, will work to draft bylaw.
 2. In favor of revisions because of interest expressed at public hearing; gives option of small scale product manufacturing operation to those interested.
 3. Concern over possibility of another public hearing and what it would unearth after the untruths circulated prior to last hearing.
 4. What was thought to be an addition to the bylaw which could be fairly easily thought through and drafted, now seems to present much more to consider.
 5. Comments, brief discussions on performance standards, use table.
 6. Further discussion, taking all of the above into consideration, led to decision by Board to move forward with recommending bylaw as written with assurance to town that Board will revisit bylaw in two years. Michael Hoberman moved that the Buckland Planning Board recommend to the Buckland Select Board **PUBLIC HEARING DRAFT WITH TOWN COUNSEL COMMENTS (12/31/18)** as the draft of the Adult Use Recreational Marijuana Bylaw to be voted on at town meeting. Brian Rose seconded the motion. The motion carried by unanimous vote.
 7. Discussion on presentation of bylaw and whether it should be voted on at annual town meeting or special town meeting. Should there be an exit poll? Discussion also concerned short presentation at annual town meeting (assuming vote would be at a separate meeting) to give voters an overview of bylaw and Board recommendation; also that Board will revisit bylaw in two years. Michael Hoberman moved that announcement of Board to revisit bylaw in two years would be made at town meeting presentation. John Gould seconded. Vote in favor was unanimous.
 8. For presentation at town meeting, Andrea suggested one slide to summarize public hearing and product manufacturing.
4. Review and approve meeting minutes - Reviewed and approved minutes for December 20, 2018, January 23 and 30, 2019. February 7, 2019 approved with edit. Michael moved. John seconded. Vote in favor unanimous.
5. Public comment - Concept of "incompatible use" mentioned during discussion on Small Scale Marijuana Product Manufacturing.
6. Other topics not anticipated by Chair 48 hours prior to meeting - N/A
7. Adjourn the meeting - Michael moved to adjourn. Brian seconded. Vote to adjourn unanimous. Meeting adjourned at 8:45 p.m.