

Buckland Planning Board
Meeting Minutes
December 9, 2019 6:30 p.m.
Buckland Town Hall

MBH
AFD


AGENDA

1. Open meeting.
2. Public Hearing: Application for Site Plan Review approval, under Section XII, for small scale ground mounted solar installation at the following location: PB/SPR 2019-02, Brenda and David Parrella, 6 Cross Street, Map 5-1 Block 0 Lot 20.
3. Discuss Planning Board role in "cidery" in Rural Residential district, perhaps as farm stand.
4. Review minutes.
5. Other topics unanticipated by Chair 48 hours prior to meeting.
6. Public comment.
7. Adjourn the meeting.

ATTENDEES

John Gould - Planning Board Co-chair
Michael Hoberman - Planning Board Co-chair
Andrea Donlon - Planning Board Member
Brian Rose - Planning Board Member
Jon Wyman - Planning Board Member
Brenda Parrella - Applicant
Michael Turley - Abutter
Sarah Dougherty - Abutter
Mary Bolduc - Board Clerk

HEARING/MEETING

1. Open meeting - Meeting was opened by Co-chair Michael Hoberman at 6:32 p.m.
2. Public Hearing as specified in Agenda Item #2 -
 1. Brenda Parrella provided soil maps of property previously requested by Board.
 2. Discussion regarding language of item #16 on SPR application. Item #16 reads, "The location of existing farmland and agricultural soils classified as prime farmland or soils of state and local importance."
 3. John Gould moved to include language of item #16 as indicated on application. Michael Hoberman seconded. Vote in favor of motion was unanimous.
 4. Michael Turley, abutter, stated he was not opposed to installation.

5. Short discussion with Brenda Parrella, applicant, regarding installation, inefficiencies at 6 Cross Street which prompted solar installation, and electrical self-sufficiency projected for project.
6. John Gould moved to approve application as submitted with amendments. Brian seconded. Vote to approve was unanimous.
7. Board discussion followed regarding efficiency of solar installations with several examples cited by Board members. Also discussed was the inclusion of item #16 in future SPR applications to be consistent in approach. It was stated that although installations on farmland cannot be stopped, it is important to register soil information.
3. Discuss Planning Board role in "cidery" in Rural Residential district, perhaps as farm stand -
 1. Michael Hoberman read email regarding "cidery" inquiry.
 2. Board must hear from Peggy Sloan and Jim Hawkins for more specific information and guidelines.
 3. Question raised if this is a select board matter because it involves an alcoholic beverage. Other questions posed by Board are a.) if it is considered agricultural manufacturing, b.) is it more than one use, and c.) should questions be directed to town counsel. Also, will business be continuous, occasional or seasonal?
 4. Applicant wants tasting and retail. He has spoken to Jim Hawkins and understands it would be treated as a farm stand. He wants to know what is possible and trying to "figure it out".
 5. Board discussion on types of licenses and what would/could apply, i.e. temporary license, farmers brewing and pouring license.
4. Review minutes - Board members reviewed minutes from October 24 and November 19, 2019. Michael moved to accept both sets of minutes. John Gould seconded. Vote to accept minutes for October 24 and November 19, 2019 was unanimous.
5. Other topics unanticipated by Chair 48 hours prior to meeting - Discussion on Attorney General's approval of bylaws voted on at May 2019 annual town meeting. Next Planning Board meeting scheduled for December 19 at 6:30 p.m. to continue housing discussion.
6. Public comment - N/A
7. Adjourn meeting - Michael moved to adjourn. John Gould seconded. Vote to adjourn unanimous. Meeting adjourned at 7:40 p.m.

Submitted by Mary Bolduc, Board Clerk, December 19, 2019