

Buckland Planning Board
Meeting Minutes
October 1, 2020 7:00 p.m
Buckland Town Hall

AGENDA

1. Open the meeting.
2. Review draft presentation for public forum of Housing Bylaw process with Alyssa Larose/ FRCOG.
3. Discuss date and other details of forum.
4. Review minutes from meeting held September 9, 2020.
5. Public Comment.
6. Other topics unanticipated by Chair 48 hours prior to meeting.
7. Next meeting date.
8. Adjourn the meeting.

ATTENDEES

John Gould - Planning Board Co-chair
Michael Hoberman - Planning Board Co-Chair
Andrea Donlon - Planning Board Member
Jon Wyman - Planning Board Member
Brian Rose - Planning Board Member - Absent
Alyssa Larose - FRCOG
Mary Bolduc - Boards' Clerk

MEETING

1. Open the meeting - Meeting opened at 7:13 p.m by John Gould.
2. Review draft presentation for public forum of Housing Bylaw process with Alyssa Larose, FRCOG .
 1. Board members and Alyssa reviewed the presentation item by item, making suggestions to fine tune before forum. Board discussion included but was not limited to:
 1. In formulating questions to poll forum participants, Board members discussed using the questions from the previous forum, introducing new ones, or a entertained using a combination of the two.
 2. Andrea would like to see more feedback on each residential district. Discussion followed regarding emphasis on infill, issues that arise primarily in the village, and by right vs special permit.
 3. The controversy of detached accessory dwelling units in Greenfield was a topic of discussion.
 4. The 800 square foot cap on accessory apartments was questioned since it had triggered public debate at previous forum. Why 800 sq. ft.? What is

the origin? Alyssa offered that it may be related to building codes. Board discussion followed.

5. Suggestion made to change the color on graphs on lower part of Page 11; numbers on blue background difficult to read.
6. The word "Village" was inserted on pages 14 and 15 to clarify "Option 2a: Reduce Village Minimum Lot Size Requirements..."
7. The Board decided to consolidate the information contained in slides 45, 46, and 47 on potential changes to cluster development in the Rural Residential district into one summary slide, the details of which will be presented at a future meeting. Suggested wording would reflect the following "In the housing forum from last year, we discussed modifications to our existing cluster development bylaw. We are still keeping those on the table, but are not the focus of tonight's discussion."
8. The order in which Affordable Housing would appear in the presentation was discussed with respect to the priority it might be given.
 1. Michael suggested putting it at the beginning of the presentation, expressing concern that when appearing at the end, participants have to "retro fit" the information into the scenarios they have already been shown.
 2. John Gould stated wanting to give Affordable housing its own priority, but not over other alternatives.
 3. Alyssa stated the advantages for it to lead off the forum and the fact it could create options for affordable (small "a") housing with trade offs for Affordable housing.
 4. Andrea pointed out that the audience doesn't necessarily have one scenario in mind, so if a seed is planted, it is there to take root as the discussion unfolds.
 5. Debate/discussion on property taxes. Taxes on Affordable housing is less, but people can afford to live there and thus contribute to the town in other ways.
3. Discuss date and other details of forum.
 1. Alyssa described format for town website.
 2. Possible dates for forum are October 26 or October 29, 2020.
4. Review minutes from meeting held on September 9, 2020.
 1. Board members reviewed above referenced minutes. Jon Wyman moved to approve, seconded by Michael Hoberman. Vote to approve was unanimous.
5. Public Comment - N/A
6. Other topics unanticipated by Chair 48 hours prior to meeting - N/A
7. Next meeting date.
 1. October 21, 2020 at 6:00 p.m via Zoom
8. Adjourn the meeting.
 1. John Gould moved to adjourn, seconded by Andrea Donlon. Vote to adjourn was unanimous. Meeting adjourned at 8:53 p.m.

Respectfully Submitted, Mary Bolduc, Boards' Clerk, October 21, 2020

