

**Buckland Planning Board
Meeting Minutes
November 23, 2020 6:00 p.m.
Meeting Via Zoom**

AGENDA

1. Open meeting.
2. Discussion/rehearsal for remote forum on housing bylaw proposals.
3. Plan for outreach on Housing Forum, including submitting short write-up for new town newsletter.
4. Brief updates on:
 1. Deerfield River Recreation Plan meeting organized by FRCOG on 11/16.
 2. Buckland Abandoned Housing Task Force meeting held 11/19.
5. Review minutes from meeting held on 10/21/20.
6. Public comment.
7. Other topics not reasonably anticipated by Chair 48 hours prior to meeting.
8. Next meeting date: Housing Forum on December 2, 2020.
9. 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
Heather Butler - Buckland Town Administrator
Alyssa Larose - FRCOG Senior Land Use and Natural Resources Planner
Mary Bolduc - Boards' Clerk

MEETING

1. Open meeting - Meeting opened at 6:16 p.m.
2. Discussion/rehearsal for remote forum on housing bylaw proposals -
 1. Alyssa initiated the conversation by discussing the "snapshots" of the housing power point presentation to be posted on the Town website, for the benefit of those unable to attend the forum or to refresh the memories of those who were. Several changes were made to the snapshots to be posted and it was also suggested that the presentation could be posted in its entirety.
 2. A logical approach to dividing the presentation among Board members was discussed as well as the sequence of the presentation itself. Did any part of it need to be inserted elsewhere?
 3. It was decided the subject of Affordable Housing needs to be addressed near the beginning of the presentation rather than the end as it had been in October 2019. This approach will make it more relatable as each development model is introduced.

4. Statistics on slide #6 were questioned, followed by Board discussion including foreclosure data and the impact of seasonal housing on available stock; those homes are often unoccupied but not “vacant” as pertains to vacant and abandoned housing. Those numbers should not be dismissed, but where do they fit? Andrea suggested using the opening statement in the orange block of slide #6, but omit any statistical references. (Opening statement: “Buckland has few vacancies available for renters or homebuyers.)
5. Alyssa stated she would work on content of slide #6. Also covered was the topic of Affordable Housing and property taxes, including how taxes on said properties are assessed. What is overall impact?
6. Board members were assigned slides as follows:
 1. Michael - #1,2,3...12,13....and #50 & 51
 2. Andrea - #4 - 11
 3. Brian - #14-24
 4. Jon Wyman - #25 - 35
 5. John Gould - #36 - 49
7. It was decided that Andrea will co-host the forum with Allyssa. Mechanisms for muting, chatting, etc were covered in an effort to keep public participation protocols as close to an in-person gathering as possible. Facilitating Q & A sessions also discussed. Alyssa will be responsible for queuing the slides, monitoring chats and conducting polling. She gave a demonstration of the polling technique with Board members participating. Presentation and polling will remain available on Buckland website until January 6.
3. Plan for outreach on Housing Forum, including submitting short write-up for new town newsletter -
 1. Andrea Donlon explained the newsletter started by Heather Butler and available on Buckland’s website. Jon Wyman is to write a short piece promoting the forum to be published in next newsletter. An email blast from Phoebe Walker was suggested, and Alyssa may be able to coordinate that. Andrea also mentioned that the Buckland Library will print back and white copies of flyers if need be.
4. Brief updates on:
 1. Deerfield River Recreation Plan meeting organized by FRCOG on 11/16 - Information and brainstorming from meeting was discussed, including possible funding resources, who is indeed interested, and what the goals are. Three river accesses have been blocked off in the town of Buckland. The Planning Board has coordinated with the Conservation Commission to pursue other avenues; John Maddox is not ready to arrange access through Lamson property.
 2. Buckland Abandoned Housing Task Force meeting held 11/19 - An Abandoned Housing Task Force has been established, organized by Alyssa Larose and consisting of Board of Health (BOH) members, FRCOG members and health agents. The BOH, in partnership with a program through the Attorney General’s office, has created a list identifying properties which fit the criteria. Some of the properties have since become occupied, and one on

Creamery Avenue which is zoned Commercial may need a Special Permit to revert back to a residential property. It was suggested that the Planning Board look over the properties involved, and decided that this project could be revisited after the housing forum.

5. Review minutes from meeting held on 10/21/20 - Jon Wyman moved to accept minutes of October 21, 2020, seconded by John Gould. Vote to accept: Andrea, yes; Michael, yes; Brian, yes; Jon, yes; John, yes.
6. Public comment - N/A
7. Other topics not reasonably anticipated by Chair 48 hours prior to meeting - N/A
8. Next meeting: Housing Forum on December 2, 2020 - Board reminded of date and time for Housing Forum, Wednesday, December 2, 2020 at 6:30 p.m. Board members should sign in about 10 minutes early, and Andrea is to inquire about hosting and recording details.
9. Adjourn the meeting - Jon Wyman moved to adjourn, seconded by John Gould. Vote to adjourn: Michael, yes; Andrea, yes; Brian, yes; Jon, yes; John, yes. Meeting adjourned at 8:17 p.m.

Respectfully Submitted by Mary Bolduc, Boards' Clerk, January 21, 2021