

**Buckland Planning Board
Public Forum Minutes
December 2, 2020 6:30 p.m.
Forum Via Zoom**

AGENDA

1. Open meeting/forum.
2. Overview of background, purpose, and progress to date.
3. Review of October 2019 Public Forum.
4. Presentation of Development
 1. Scenarios and Visualizations
 2. Presentation will include polling questions for participants.
5. Feedback/Questions
6. Next Steps
7. Other topics not anticipated by Chair 48 hours prior to meeting,
8. Adjourn the meeting/forum.

ATTENDEES

John Gould - Planning Board Co-chair
Michael Hoberman - Planning Board Co-chair
Andrea Donlon - Planning Board Member
Brain Rose - Planning Board Member
Jon Wyman - Planning Board Member
Heather Butler - Buckland Town Administrator
Alyssa Larose - FRCOG Senior Land Use and Natural Resources Planner
James Sullivan - Falls Cable
Mary Bolduc - Boards' Clerk
Paula Consolo - Resident
Dena Willmore - Resident, Select Board Chairperson
Michael McCusker - Resident
Christopher Lenaerts - Resident
Carol Bolduc - Resident
Horace Taft - Resident
Marti Ferguson - Resident
Jamie Godfrey - Resident
John Wheeler - Shelburne Planning Board
Phoebe Walker - Resident
Raymond Weil-Lanza - Resident
Chris Skelly - Resident
Mara Silver Resident
Sue Shauger - Resident
Margaret Olin - Resident
Noah Grunberg - Shelburne Resident

MEETING/FORUM

1. Open meeting/forum - Planning Board Co-chair Michael Hoberman opened the meeting at 6:30 p.m. introducing the Housing Forum and its purpose. He stated the protocols for participation, muting, and the chat function. Board members introduced themselves, with Andrea announcing that the event was being recorded. Alyssa stated that she would be accepting chat questions and comments. The Power Point presentation can be found on the Town of Buckland website, town.buckland.ma.us.
2. Overview of background, purpose and progress to date - These topics were covered by Michael Hoberman in the opening slides of the presentation. Michael expanded upon the language and information contained in the slides to give a better understanding of the material.
3. Review of October 2019 public forum - This information was also covered by Michael in the opening slides and his introductory remarks.
4. Presentation of Development -
 1. Scenarios and Visualizations - Board members each gave their portion of the presentation, following the Power Point format and content, but adding pertinent information to expand upon that given. After Michael Hoberman introduced the forum, gave an overview and reviewed October 2019 forum, he was followed in order by Andrea Donlon, Michael (again), Brian Rose, Jon Wyman, John Gould, and presentation was wrapped up by Michael on the final two slides. Models and subjects covered were Affordable housing, attached and detached accessory dwellings, infill through reducing minimum lot sizes, cluster development and cottage development.
 2. Presentation will include polling questions for participants - Polling questions and responses are covered below under *Agenda Item #5, Feedback/Questions*.
5. Feedback/Questions - After each portion of the presentation, and at the conclusion, the public was invited to ask questions or offer comments. The opportunity was also available to submit questions through the Zoom chat function throughout the presentation. Besides the content of the power point being available on the Town of Buckland website, the forum can also be found on Falls Cable. Questions and comments included, but were not limited to, the following:
 1. Paula Consolo inquired about the impact a salary increase would have on a person living in an Affordable Housing home. Alyssa responded that the owner can stay as long as they desire with no changes. However, upon sale, Affordable guidelines must be followed and house must be sold to an Affordable Housing eligible buyer.
 2. Raymond Weil-Lanza asked if any areas of town are not zoned to which Michael Hoberman replied there are not; everything is zoned.
 3. Christopher Lenaerts inquired about capacity of sewer treatment plant. John Gould responded that he had spoken with the superintendent of the wastewater treatment facility and has been assured that it can handle the growth.

4. Phoebe Walker commented on a negative effect of short term rentals on neighborhoods, specifically never getting to know one's neighbors because of the stream of strangers in and out of abutting or nearby properties; it diminishes the culture of "neighborhood". On the flip side, Paula Consolo referenced a property now used as air bnb so owner can afford to keep their home. Others weighed in on this topic, noting the abundance of local recreational advantages potentially causing Buckland to become a "lodging town".
5. The number of non-conforming lot sizes was questioned, the answer to which is that many existed prior to zoning and are therefore grandfathered. In discussing lot sizes and infill, the point was made that it creates an economic incentive to demolish existing structures/homes. What safeguards are there? Alyssa Larose is to research answers in addition to historic preservation.
6. Other questions/comments concerned the number of available lots for cottage or cluster development; the number of lots that fit the criteria to be subdivided to allow infill; examples show new construction, but what about using an existing building like a barn; what is difference between attached ADU and a two family; do setbacks change with reduced minimum lot sizes; is there, or should there be, oversight regarding consistency of style for new construction. Questions and comments drew responses from participants and Board members resulting in creative, productive dialogue.
7. The responses to polling questions (below) indicate responses from those attending remote forum, but numbers will change due to access to presentation and poll on Town of Buckland website until January 6, 2021.
8. Poll results at forum are as follows. Abbreviations for responses are Y for yes, N for no, and U for undecided.
 1. **Question:** Do you support zoning that encourages deed-restricted Affordable housing (will remain Affordable over time) in town?
Responses: Y - 83%; N - 6%, U- 11%
 2. **Question:** Should Buckland allow Accessory Apartments as an expansion to an existing single family home? **Responses:** Y - 94%, N - 0%, U - 6%.
 3. **Question:** Should Buckland allow Accessory Apartments in separate structures? **Responses:** Y - 67%, N - 11%, U - 22%.
 4. **Question:** Do you support infill housing on smaller lots in the Village zoning districts through reducing minimum lot sizes? **Responses:** Y - 78%, N - 11%, U - 11%.
 5. **Question:** Do you support village cluster development - housing on smaller lots with protected open space - in the Village zoning districts? **Responses:** Y - 88%, N - 0%, U - 12%.
 6. **Question:** Do you support cottage housing development - housing on smaller lots, facing common open space, size of home is capped - in the Village zoning district? **Responses:** Y - 88%, N- 0%, U - 12%.
6. Next Steps - The Planning Board would like to hear from people not in attendance at forum; presentation and questions will be posted on Town of

Buckland website. The target date to have all feedback is January 6, 2021, after which the Board will develop bylaw language. Another public hearing will be scheduled when bylaw is drafted. Forum closed at 8:29 p.m.

7. Any other items not anticipated by Chair 48 hours prior to meeting - John Gould thanked Alyssa and Board members for their work in preparing and delivering the Housing presentation. Next meeting date is set for January 11, 2021 at 6:30 p.m.
8. Adjourn the meeting/forum - Adjourned at 8:35 p.m.

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