

**Buckland Planning Board
Meeting Minutes
March 23, 2021 6:30 p.m.
Meeting Via Zoom**

Agenda

- I. Open meeting.
- II. Discussion of drafts for accessory dwelling units and Village Open Space Residential Development bylaws - Alyssa Larose (FRCOG) guest.
- III. Public comment.
- IV. Other topics unanticipated by Chairs 48 hours prior to meeting.
- V. 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
Alyssa Larose - Senior Land Use and Natural Resources Planner, FRCOG
Mary Bolduc- Boards' Clerk

Meeting

- I. Open meeting - John Gould opened the meeting at 6:34 p.m.
- II. Discussion of drafts for accessory dwelling units and Village Open Space Residential Development bylaws, Alyssa Larose (FRCOG) guest -
 - A. Alyssa Larose began the discussion with the presentation of a draft Village Open Space Residential Development bylaw and a "clean" version of the ADU bylaw. (See attachments).
 - B. ADU bylaw was addressed first. Definitions of *accessory dwelling unit, trailer or camper, mobile home, and modular home* were clarified, as well as the building codes to which each does or does not conform. Clear definitions were necessary to distinguish those categories from that of a *tiny house*.
 - 1. Question was raised if a tiny house on wheels with septic and water would be allowed in Rural Residential. Alyssa replied that it would not. It is not a permanent home and would be subject to the current 30 day limit on campers and trailers.
 - 2. A detached ADU cannot be a camper or trailer.
 - 3. There was a brief board discussion on changes of square footage in attached ADU's, and terminology of apartment vs dwelling unit.
 - 4. Short Term Rentals (STR) were not covered in this section.
 - C. Village Open Space Residential Development (VillageOSRD) was addressed next.

1. John Gould asked if the previous name of “cluster” could be inserted in parentheses or included as “Formerly Known As” to minimize confusion. Alyssa responded that the terminology conforms with that used in new legislation. She suggested that explaining former vs current terminology could be addressed in a public forum.
 2. Lot size was an area of extended discussion including: average village lot size (was it ever determined?); density bonuses; community safeguards. Andrea proposed postponing SPR (Site Plan Review) and SP (Special Permit) discussions until dimensions and lot size have been fully explored.
 3. Alyssa gave several scenarios to illustrate lot size, open space, density bonuses, and the flexibility provided.
 4. Public opinion and preference were referenced from previous forums, assessing what housing format is most favorable.
 5. After further lot size and dimensional requirement discussion, it was determined that Alyssa will investigate the process and results of Montague’s recent reduction in minimum lot size and report back at next meeting.
 6. Current lot compliance was also covered, and the fact that showing the maximum possible build out often has a negative impact on public opinion. Countering that, it can be pointed out that not all property owners will chose to avail themselves of the opportunity to build/expand.
 7. Alyssa gave an overview of pre-zoning, current zoning, and proposed zoning; its evolution and the implications.
 8. John Gould asked Board members for their thoughts on owner residency requirements for Short Term Rentals. Responses were varied, and ranged from fear of exploitation of housing stock to the fact that STR generates revenue for the town in the way of taxes and business for area merchants/ restaurant owners.
- III.** Public Comment - N/A
- IV.** Other topics unanticipated by Chairs 48 hours prior to meeting - N/A
- V.** Adjourn the meeting - Jon Wyman moved to adjourn, seconded by Andrea Donlon. Vote: Donlon, yes; Hoberman, yes; Rose, yes; Wyman, yes; Gould, yes. Meeting adjourned at 8:29 p.m.

Respectfully Submitted by Mary Bolduc, Boards’ Clerk, April 29, 2021