

**Buckland Planning Board
Meeting Minutes
April 29, 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
- 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 - FRCOG, Senior Land Use and Natural Resources Planner
Tom Fancy - Representing Susan Atherton/Atherton Farm
Mary Bolduc - Boards' Clerk

Meeting

- I. Open meeting - Meeting was opened by Co-chair John Gould at 6:33 p.m.
 - A. Representing the Atherton Farm, Tom Fancy addressed the Board regarding the process by which the house and barn on the property can be separated from the pole barn and remaining agricultural property in an effort to protect the farm should, at some point, the house be sold. There is no intention of developing the land. The space between the pole barn and the barn to be included with the house is less than 30' which does not allow for a 15' setback on each proposed parcel. If it cannot be determined that there are abutting properties with the same issue, then it becomes a ZBA matter for a variance. Brief Board discussion.
- II. Discussion of drafts for accessory dwelling units and Village Open Space Residential Development bylaws - Alyssa Larose, FRCOG
 - A. Alyssa led the discussion reviewing density concerns expressed at the previous meeting. She gave an overview of the graphs sent to Board members prior to meeting. One included information/data on examples of dimensional requirements in other towns with samplings from Franklin, Hampshire and Berkshire Counties, and another graph illustrated existing conforming vs non-conforming lot sizes in Buckland's Village Residential, Village Commercial, and Historic Industrial zones.
 - B. Board discussion followed on graph information including looking at the lay out of towns as a result of lot sizes, and questioning if it encourages/discourages business or settlement in certain areas.

- C. Alyssa advised deciding on a proposed lot size and frontage, then examples could be found to illustrate/visualize.
 - D. It was suggested that there be lot size requirements for single, two-family and multifamily dwellings, citing a multifamily dwelling's need for more parking, thus increased lot coverage. John Gould noted that Buckland already allows two-family by right, regardless of lot size.
 - E. Percentage of lot coverage was cited as an important consideration when reducing lot size.
 - F. Alyssa asked what lot sizes should be explored, prompting further discussion. Is it a formula, a percentage, or a rule of thumb to determine frontage? Allowing for driveways must be factored in; Alyssa advised that less than 50 feet frontage does not make sense. Jon Wyman added that very few lots in town would be impacted and gave his observations/reasons in support. Alyssa pointed out that while there are already lots that could be divided, reducing lot size will impact future streets and growth. Board members concurred, adding that options would be created that do not currently exist.
 - G. At 7:45 Michael noted the time and that Brian had to sign off. He posed the questions of where the Board currently stands, where to go from here, when to have a public forum, and when to schedule next meeting. Alyssa stated that changing lot sizes is just amending current table, but Board must decide on dimensional requirements. Board discussion followed regarding number of lot sizes, and considerations for Village Residential vs Village Commercial and Historic Industrial. Next meeting was scheduled for May 19, 2021 at 8:00 p.m.
 - H. Question was raised about Village Commercial and Village Residential lot sizes in Shelburne; Alyssa will do an analysis and compare to Buckland.
- III. Public comment - No public comment.
- IV. Other items unanticipated by Chairs 48 hours prior to meeting -
- A. A State Street resident had inquired about creating river access via the riverbank across the street from his home. Though invited to the meeting, he was unable to attend and had emailed Michael Hoberman regarding his request. Michael relayed the information. Andrea screen shared a map of river frontage on State Street showing the area being considered for public access and that proposed by the State Street resident. It was recommended he be referred to the Conservation Commission.
 - B. Minutes - Board members reviewed meeting minutes for March 16 and 23, 2021. John Gould moved to approve minutes for March 16, 2021 seconded by Jon Wyman. Vote: Gould, yes; Wyman, yes; Donlon, yes; Hoberman, abstain (had not attended meeting.) John Gould moved to accept the March 23, 2021 minutes seconded by Andrea Donlon. Vote: Gould, yes; Wyman, yes; Donlon, yes; Hoberman, yes.
- V. Adjourn the meeting - Andrea moved to adjourn seconded by Jon Wyman. Vote: Wyman, yes; Donlon, yes; Hoberman, yes; Gould, yes. Meeting adjourned at 8:27 p.m.

Respectfully Submitted by Mary Bolduc, Boards' Clerk, May 19, 2021