

**Buckland Planning Board
Meeting Minutes
May 19, 2021 8:00 p.m
Meeting Via Zoom**

Agenda

- I. Open meeting.
- II. 8:00 p.m. appointment: ANR for Andree Duval and Randolph Shipe, 102 Charlemont Road
- III. 8:30 p.m. appointment: Discussion of housing changes - minimum lot sizes and frontages in village districts - Alyssa Larose (FRCOG), guest.
- IV. Dog bylaw review/discussion by Planning Board.
- V. Workshop reminder: Short term rentals on June 3.
- VI. Review and approve minutes from previous meeting.
- VII. Public comment.
- VIII. Other topics unanticipated by Chairs 48 hours prior to meeting.
- IX. 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
Mary Bolduc - Boards' Clerk
Alyssa Larose - FRCOG
Andree Duval - Resident, ANR applicant
Randolph Shipe - Resident, ANR applicant

Meeting

- I. Open meeting - Meeting opened at 8:01 p.m. by John Gould, Co-chair.
- II. 8:00 p.m. appointment: ANR for Andree Duval and Randolph Shipe, 102 Charlemont Road -
 - A. Applicants Andree Duval and Randolph Shipe presented the Board with plans to carve out a lot from their 102 Charlemont Road property for their daughter. They explained the proposed lot has been surveyed and perc test completed. A copy of the survey had been submitted and was also available as a PDF for the Board to view.
 - B. The proposed lot meets the requirements for frontage and square footage, and the remaining property of the applicants also satisfies those standards.
 - C. Andrea Donlon screen shared photos Ms. Duval had submitted illustrating access to the lot. Photos were looking both from and toward Charlemont Road, and also indicated slope of land and perc site.
 - D. Following brief Board discussion, Michael Hoberman moved to approve the ANR, seconded by Brian Rose. Vote: Wyman, yes; Hoberman, yes; Rose, yes; Gould, yes; Donlon, yes.

- III. 8:30 appointment: Discussion of housing changes - minimum lot sizes and frontages in village districts. Alyssa Larose, guest.
- A. Alyssa reviewed all street data previously discussed by Board. She selected an example from each street, one for each considered lot size, then asked for Board response to the presentation.
 - B. Discussion included:
 - 1. What do townspeople want? If Planning Board proposes a certain number, then they have to defend it.
 - 2. Utilities are more costly for new construction in Rural Residential, so a buildable lot in town is more cost effective.
 - 3. In discussing lot dimensions, the subject of non-conforming lots arose. It was noted that the definition of a non-conforming lot could be changed.
 - 4. Idea was presented to determine the number of lots in Village Residential that would qualify for being divided into more than one conforming lot; Jon Wyman offered to do the research. Alyssa cautioned that approach was taken in Shelburne and resulted in derailing the project.
 - 5. Following several suggestions and member input, a 10,000 sq ft minimum lot size with 75 feet of frontage was decided upon.
 - C. Alyssa will revise the draft for the next meeting, and asked the Board how they wanted to proceed, with a hearing or an information session. Board decided on a hearing.
 - D. Next meeting is scheduled for June 9, 2021 and hearing for August 4, 2021.
 - E. Massachusetts State of Emergency ends on June 15th which will affect open meeting law; remote meetings will not be allowed unless that option is extended by the legislature.
- IV. Dog bylaw review/discussion by Planning Board.
- A. Brief Board discussion on Dog By-law: does it impact zoning, and if so, how much?
 - B. Discussion also included the number of dogs allowed per household in Village Residential and what constitutes a kennel.
 - C. Suggestion was made to invite the ACO to a Planning Board meeting, but Board decided to wait until after Annual Town Meeting to see if by-law passed.
- V. Workshop reminder: Short term rentals on June 3.
- A. Andrea Donlon briefly reminded Board members of short term rental workshop on June 3.
- VI. Review and approve minutes from previous meeting -
- A. Board members reviewed minutes. John Gould made one edit. Jon Wyman moved to approve as corrected, seconded by Andrea Donlon. Vote: Gould, yes; Wyman, yes; Donlon, yes; Hoberman, yes; Rose, yes.
- VII. Public comment - None.
- VIII. Other topics unanticipated by Chairs 48 hours prior to meeting.
- A. An inquiry has been made regarding the number of marijuana establishments in Buckland, how many permits are allowed, and how many are left. Brief Board discussion followed on state and local marijuana regulations and the source of the inquiry.

- B. Brief Board discussion regarding Peter Kitchell property on Norman Road. It was suggested he be invited to a Planning Board meeting to address his concerns.
- IX. Adjourn the meeting.
 - A. With no further business, Jon Wyman moved to adjourn, seconded by Michael Hoberman. Vote: Gould, yes; Hoberman, yes; Rose, yes; Wyman, yes; Donlon, yes. Meeting adjourned at 9:51 p.m.

Respectfully Submitted by Mary Bolduc, Boards' Clerk on June 9, 2021