

**Buckland Planning Board
Meeting Minutes
August 4, 2021 6:30 p.m.
Buckland Town Hall**

JB
AFD
MBH

Agenda

- I. Open Meeting.
- II. 6:30: Approval Not Required (ANR) for Dena Willmore and Martha Thurber, 7 Charlemont Road.
- III. 6:45: ANR for Leanna Toy, 32 Hog Hollow Road.
- IV. 7:00: Preparation for public hearing on draft housing related bylaw changes.
- V. Review of minutes of previous meeting.
- VI. Other topics unanticipated by Chairs 48 hours prior to meeting.
- VII. Adjourn the meeting.

Attendees

John Gould - Buckland Planning Board Co-chair
Michael Hoberman - Buckland Planning Board Co-chair
Andrea Donlon - Buckland Planning Board Member
Brian Rose - Buckland Planning Board Member
Jon Wyman - Buckland Planning Board Member
Mary Bolduc - Boards' Clerk
Alyssa Larose - FRCOG, Senior Land Use and Natural Resources Planner
Dena Willmore - 7 Charlemont Road Resident and ANR Applicant
Leanna Toy - ANR Applicant for 32 Hog Hollow Road
Lee Toy - Resident of 32 Hog Hollow Road
Alexis Toy - Present for 32 Hog Hollow ANR

Meeting

- I. Open the meeting - Meeting opened at 6:33 p.m. by John Gould.
- II. 6:30: ANR for Dena Willmore and Martha Thurber, 7 Charlemont Road.
 - A. Ms. Willmore was present. She had submitted all necessary documentation and answered all questions by the Board. The parcel being conveyed is 7.2627 acres and has an existing curb cut. Ms. Willmore explained the property line and that it had been created to allow for the springs to remain on the Willmore/Thurber property rather than to include easements in the conveyance. The ANR request met all conditions. Board members signed all documents.
- III. 6:45 ANR for Leanna Toy, 32 Hog Hollow Road.
 1. Ms. Toy submitted all requisite documents and was present to answer questions from the Board regarding a 5.16 acre parcel being retained while the remainder of the property is sold. Lee Toy, current resident of 32 Hog Hollow Road, was also present to clarify any details for the Board. All conditions for the ANR were met. Board members signed all documents.
- IV. Review for public hearing on draft housing related bylaw changes.

- A. Alyssa Larose passed out hard copies of revised bylaw draft and Power Point presentation for which emailed copies had been sent to Board members prior to the meeting.
- B. Members reviewed the bylaw draft and Power Point presentation in preparation for housing bylaw hearing scheduled for August 26, 2021. Discussion included but was not limited to:
 - 1. Dimensional schedule, change in maximum square footage for ADU's, and its potential effect on voting; simple majority vs 2/3 majority.
 - a) Where to place use table/chart in text of bylaws and resulting effect on current bylaw numbering sequence.
 - 2. Best format for presentation to capture audience attention and make material relevant.
 - 3. Possibly color coding each section for easy recognition of individual housing categories.
 - 4. Conforming vs non-conforming lots, and reducing minimum lot size.
 - 5. Discussion on existing bylaw for senior housing.
 - 6. Discussion on specifics of cluster vs cottage developments.
 - 7. Cluster and cottage developments - better suited to areas with town water and sewer.
 - 8. Discussion regarding detached ADU prohibited on two family property; stricter codes when going from two family to three family dwelling.
 - 9. Density bonuses.
 - 10. Bylaw to be presented as three separate warrant articles for voting to provide for the event that one or more may pass, but not all three.
 - 11. Some changes made in sequence of presentation slides for continuity and flow of public hearing.
- C. Next meeting is scheduled for Monday, August 23, 2021, to rehearse and fine tune presentation for hearing on the 26th.
- D. Venue of hearing was discussed, remote via Zoom or in person at Town Hall.
 - 1. Masking requirements were addressed and how best to include masking in advertising/posting of hearing. Also, if COVID numbers increase, hearing may be postponed.
- V. Review of minutes of previous meeting.
 - A. Andrea Donlon moved to approve the minutes of July 14, 2021, seconded by Jon Wyman. Andrea, Jon, and John Gould all voted in favor of the motion. Michael Hoberman and Brian Rose were not in attendance at the July 14th meeting so did not vote on minutes.
- VI. Other topics unanticipated by Chairs 48 hours prior to meeting - There were none.
- VII. Adjourn the meeting. Jon Wyman moved to adjourn, seconded by Brian Rose. Vote in favor of the motion was unanimous. Meeting adjourned at 9:33 p.m.

Respectfully Submitted by Mary Bolduc, Boards' Clerk, August 23, 2021