

**Buckland Planning Board  
Meeting Minutes  
October 28, 2021 6:30 p.m.  
Hybrid Meeting**

**Agenda**

- I. Open meeting.
- II. Brief debrief re: special town meeting held on 10/23; feedback, suggestions.
- III. What's up next.
- IV. Election of officers.
- V. Public comment.
- VI. Review of minutes of previous meetings, if available.
- VII. Other topics not anticipated by Chairs 48 hours prior to meeting.
- VIII. Adjourn the meeting.

**Attendees**

John Gould - Planning Board Co-chair  
Michael Hoberman - Planning Board Co-chair  
Andrea Donlon - Planning Board Member  
Jon Wyman - Planning Board Member  
Brian Rose - Planning Board Member - Attended on Zoom  
Heather Butler - Buckland Town Administrator  
Mary Bolduc - Boards' Clerk

**Meeting**

- I. Open meeting - Co-chair John Gould opened the meeting at 6:37 p.m.
- II. Brief debrief re: special town meeting held on 10/23; feedback, suggestions -
  - A. John Gould expressed concerns over bylaw amendment made at town meeting, stating that changes made on the spur of the moment may have future repercussions.
  - B. Michael Hoberman responded that he felt it was a good amendment, and by including it, the bylaw was not excluding anyone.
  - C. Andrea Donlon agreed it was a good amendment and confirms that input is helpful. However, must get the message out to come to meetings/forums/hearings.
  - D. Jon Wyman stated that when an amendment is suggested at town meeting, a reminder should be given that the change should have been addressed at the hearing.
  - E. Brian Rose has received positive feedback both from town residents and Deerfield Planning Board members who were glad to see the bylaw passed.
  - F. Heather Butler congratulated the Board and complimented their exhaustive efforts and attention to detail in drafting the housing bylaw. She announced a new Community Compact grant, explained how it will work, and would like input from Planning Board. Ms. Butler addressed rating sheets for future projects to score projects as a community. As the Board moves forward, Ms. Butler also announced that Andree Duval, recently hired as assistant to Town Clerk Karen

Blom, will also assume the additional role of designated clerk for both Planning Board and Zoning Board of Appeals. Because the work of these two boards is so closely related, and because they use the office of town clerk in many of the processes they address, it seemed that Andree would be a natural and advantageous fit. John Gould thanked her for that news.

- G. Mr. Gould also thanked Ms. Butler for all her “help in the trenches” to get the bylaw to town meeting. Jon Wyman acknowledged the expertise of Town Moderator Phoebe Walker, and Andrea Donlon suggested that the Board contact Alyssa Larose’s supervisor at FRCOG to express appreciation for her help throughout the bylaw process.

### III. What’s up next?

- A. Among the next issues to be addressed by the Board are revisiting the marijuana bylaw, short term rentals, ridge line protection, chicken farming bylaw, solar installations, and revisiting zoning districts. Discussion followed on all, covering; the current status each, what needs to be changed and how to approach; goals; encouraging public input.
- B. Prior to town meeting Mr. Gould solicited input regarding the housing bylaw and reported some of the feedback. It was suggested that the 2016 survey was perhaps not representative of Buckland’s needs, and more focused research should be done; for example, surveying the police and fire departments for their perspective, generate more social media coverage; the format of one survey is not sufficient for a complex issue.
- C. Board members will digest all the suggestions and regroup at a later meeting.

### IV. Election of officers -

- A. John Gould recapped the accomplishments of the Planning Board stating that Buckland has validated and approved the Board’s work.
- B. Michael Hoberman nominated John Gould as co-chair and John Gould nominated Michael Hoberman as co-chair.
- C. Discussion followed with Mr. Gould expressing that although he still wants to serve on the Board, he would like to step down as co-chair. He emphasized the amount of time invested in co-chairing two boards (also ZBA) and the personal toll it has taken.
- D. Michael Hoberman reported that given his schedule and other commitments he cannot chair alone. Jon Wyman offered to co-chair, recognizing he is relatively new to the Board.
- E. Board members also recognized that a schedule of multiple meetings per month is not sustainable, and agreed to return to one meeting per month.
- F. Mr. Hoberman and Mr. Gould rescinded their nominations of each other; Board did not elect officers at this meeting and will revisit this process.

### V. Public comment - There was no public comment.

### VI. Review of minutes of previous meetings, if available - Boards’ Clerk Mary Bolduc reported on the status of minutes and asked for the recording of September 14, 2021.

### VII. Other topics not anticipated by Chairs 48 hours prior to meeting -

- A. Board members reported on the status of two pending ANR’s and the applicants’ readiness to attend a meeting.

- B. Following a brief discussion on dates and times, meetings were scheduled for Wednesday, November 10 at 6:30 p.m. and Thursday, December 9 at 6:30 p.m.
- VIII. Adjourn the meeting - With no further business to conduct, Andrea moved to adjourn, seconded by Jon Wyman. Vote to adjourn was unanimous. Meeting adjourned at 8:15 p.m.

Respectfully Submitted by Mary Bolduc, Boards' Clerk, November 10, 2021