

**Joint Meeting of the Buckland
Zoning Board of Appeals and Planning Board
Meeting Minutes
December 1, 2021
Buckland Town Hall
17 State Street Shelburne Falls, MA**

Agenda: Planning Board (PB)

1. Open Meeting
2. Open Public Hearing PB 2021 – SPR 01, Site Plan Review for plans for a solar tracking array at 32 Upper Street, Buckland, MA presented by applicants Michael McCusker and Polly Anderson
3. Review minutes of previous meetings, as available
4. Next Meeting Date
5. Future meeting agendas
6. Adjourn Meeting

Attendees:

Planning Board (PB)

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
Andree Duval, Planning Board Clerk

Michael McCusker, Site Plan Review Applicant
Polly Anderson, Site Plan Review Applicant

Claire Chang, Greenfield Solar, Greenfield, MA
John Ward, Greenfield Solar, Greenfield, MA

Zachary Turner (Select Board)

1. Open Meeting (following close of ZBA meeting) - Co-Chair Michael Hoberman opened the meeting at 7:39pm.
2. Open Public Hearing PB 2021-SPR 01
 - a. Preamble/introduction: Co-Chair Michael Hoberman described the process and the set of criteria for the site plan review. **Section 12 of the Town of Buckland Zoning By-laws requires a Site Plan review. a) Purpose; The purpose of a Site Plan Review is to ensure that new development is designed in a manner which reasonably protects the environmental and scenic qualities of the neighborhood and the Town. b) Applicability. Site Plan Review shall be required for the following types of projects: 2. Ground Mounted Solar Electric Generating Facilities occupying 1,000 square feet or less**
 - b. Hear PB 2021-SPR 01, Application for Site Plan Review (SPR), under Section 12 of the Buckland Zoning Bylaws, for project listed in ZBA meeting agenda. Section 12 of the Town of Buckland Zoning By-laws Section F states that **“All site plans shall be prepared**

by a registered architect, registered land surveyor, registered landscape architect, or registered professional engineer.” The Site Plan and accompanying narrative shall contain 22 points of information. The applicants may request some waivers to these 22 points as some are not relevant to the application. The applicants, Michael McCusker and Polly Anderson, emailed the narrative to the Planning Board on 11/23/21. The Narrative contained the following:

1. Locus Map is attached
2. Name and contact information of applicants included
3. Name of surveyor who completed the plan was included
4. Abutters list was prepared by Town Hall staff
5. Lot lines outlined on locus map
6. Location of buildings outlined on locus map
7. Height of proposed structure is 20’
8. No wetlands per Conservation Commission
9. Septic System outlined on locus map
- 10-17 Request for waivers by applicants
18. No changes to the drainage with proposed project
19. No changes to existing vegetation
- 20-21. Waivers requested by applicants
22. Other information Planning Board may request

Upon review of the narrative, Michael Hoberman asked if there were any queries about the information provided. Andrea Donlon asked about the library easement on the map. This is an old easement to aid in the maintenance of buildings on the property.

John Gould outlined that, according to Section 12, g) decision The Planning Board’s decision can be 1. Approval, 2. Approval subject to conditions, or 3. Denial of the Site Plan.

John Gould asked for the following additions/corrections to the Site Plan as submitted:

1. Add the Conservation Commission approval has been obtained through an email sent on 11/18/21.
2. Add the size/dimensions of the solar array

These two additions were added to the form and were initialed by the applicant, Michael McCusker.

John Gould noted that the SPR form template is not clear and does not specifically ask for this information. This form needs updating. Upon completion of the additions, Co-Chair Michael Hoberman entertained a motion to accept the Site Plan. Brian Rose made a motion to accept the site plan and John Gould seconded it. The PB voted unanimously in favor to approve the site plan as submitted with John Gould, Brian Rose, Michael Hoberman, Jon Wyman, and Andrea Donlon all voting in favor. There is a 20 day appeal period and at the end of that, the applicant may pick up a Certificate of Non Appeal through the Town Clerk.

- c. Close Hearing PB 2021-SPR 01: Michael Hoberman, Co-Chair, closed the hearing at 8:00pm.

3. Approve PB meeting minutes
John Gould moved to accept the minutes of the November 10, 2021 meeting as submitted to the Planning Board and Jon Wyman seconded the motion. The PB voted unanimously to approve the minutes.
4. Next Meeting Date: The next Planning Board meeting is scheduled for Thursday, January 20, 2022 at 6:30pm.
5. January Meeting Agenda: January Meeting agenda may include a review of an Approval Not Required (ANR) class that Andrea Donlon recently attended.
6. Adjourn meeting – John Gould moved to adjourn the meeting. Brian Rose seconded the motion. Planning Board voted unanimously to close the meeting at 8:45 pm.

Minutes respectfully submitted by Andree Duval, Planning Board Clerk on 12/04/21