

MH
AD
JG
A

**Buckland Planning Board
Meeting Minutes
March 10, 2022 6:30 PM
Buckland Town Hall**

Agenda

1. Open Meeting
2. Review personal wireless service facility section of the zoning bylaw
3. Revisions to ANR Form A
4. FRCOG DLTA next steps
5. Review of previous meeting minutes
6. Identify tentative agenda for April meeting
7. Public comment (can be moved to earlier in agenda if desirable)
8. Other topics unanticipated by Chairs 48 hours prior to meeting
9. 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
Andree Duval, Planning Board Clerk

Meeting:

1. Open Meeting - Co-Chair John Gould opened the meeting at 6:39 pm.
2. Review of personal wireless services facilities section of the zoning bylaw (Section X)
Prior to the meeting, the Planning Board (PB) reviewed Section X of the Town of Buckland Zoning Bylaws. At the February 10, 2022 Planning Board Meeting, Frank Parisi presented an overview of a potential personal wireless service facility to be developed by Vertex Towers at 28 Martin Road, off of Route 112, in Buckland. As a follow up, at the March 10, 2022 Planning Board meeting, the Planning Board continued to review the Town of Buckland Zoning Bylaws, Section X, personal wireless service facilities, as they relate to the proposed Vertex Towers project. The PB discussion of the Town of Buckland Zoning Bylaws, Section X, included:
 - a. Town of Buckland Zoning Bylaws Section 10-5 b) 7: Dimensional Requirements - Per the Buckland Zoning Bylaws, the Planning Board will need to complete a Finding that this proposed cell phone tower project is necessary before accepting an application for consideration. The applicant will need to furnish maps outlining service gaps and proposed services.
 - b. The town of Buckland may hire a consultant, at the expense of the applicant, to assist in the review of the components of the project proposal process.
 - c. Town of Buckland Zoning Bylaws Section 10-3 a: Regulations Governing Personal Wireless Service Facilities - Town counsel will need to confirm specifically if the ZBA or Planning Board (PB) will consider the variances that will be required by the Vertex Tower project proposal. The PB is designated as the Special Permit Granting Authority in Section 10-3 a.

- d. Town of Buckland Zoning Bylaws Section 10-6: Design Standards - Can the Vertex Towers proposed monopole design be camouflaged in any way? The PB would like to do some research on possible options. The proposed site is located in a scenic area, so Town of Buckland Zoning Bylaws Section 10-11, Scenic Roads and Vistas will need to be considered.
- e. Town of Buckland Zoning Bylaws Section 10-12 b: Environmental Standards – regarding cabling and wiring. How will this requirement be carried out in the proposed project design?
- f. Town of Buckland Zoning Bylaws Section 10-5 b) 5: Dimensional Requirements – setbacks regarding slopes in excess of 5% shall at least 150 feet. How will this requirement be carried out in the project design?
- g. Town of Buckland Zoning Bylaws Section 10-4: Location of the tower – paragraph 3. Will the PB need a finding that this proposed monopole structure cannot be located on any preexisting structures?
- h. Town of Buckland Zoning Bylaws Section 10-5 a) 2: Dimensional Requirements, Height - Will the Planning Board or ZBA consider a possible height variance request for the proposed tower?
- i. Town of Buckland Zoning Bylaws Section 10-15.1 c: General Filing Requirements - a licensed carrier shall either be an applicant or co-applicant – will there be an identified carrier for this application?
- j. Town of Buckland Zoning Bylaws Section 10-5 a) 2: Dimensional Requirements – will the Planning Board need a finding to verify there are not any buildings within 300 feet of the proposed tower?
- k. The age of the Bylaw for Personal Wireless Service Facilities in Buckland, MA (Section X) was noted at 25 years old, approved in 1998.
- l. Questions that remain regarding the Town of Buckland Zoning Bylaws Section X, Personal Wireless Service Facilities, and a potential project to be proposed by Vertex Towers
 - 1. Setback from 5% slope (Buckland Zoning Bylaws Section 10-5 b) 5) - how will this be accomplished?
 - 2. A licensed carrier needs to be listed on the application (Buckland Zoning Bylaws Section 10-15.1 c) – has a carrier been identified?
 - 3. Tree canopy/height of the tower (Buckland Zoning Bylaws Section 10-5 a) 2) – which board will review the potential variance request- the Planning Board or the Zoning Board of Appeals
 - 4. Are there monopole designs to consider which lessen the visual impact of the tower? (Buckland Zoning Bylaws Sections 10-6 and 10-4)
- m. John Gould recommended that PB members review the town of Ashfield Cell Tower decision.

3. Revisions to ANR Form A

- a. The Planning Board (PB) would like to improve the current ANR application form. John Gould distributed several examples from other local towns for review. The PB will take the time to review these examples and will suggest changes and updates to Buckland's ANR forms. One suggested addition is require that a statement be added to the plan outlining that an ANR endorsement does not imply consent to any zoning issues related to the application.

4. FRCOG DLTA next steps
 - a. There are no updates related to the 2022 Local Technical Assistance Request Form that was submitted to FRCOG in January 2022.
5. Review of previous meeting minutes
 - a. Members reviewed the meeting minutes from February 10, 2022. Michael Hoberman moved to approve the minutes, Brian Rose seconded the motion. Vote: John Gould - yes; Jon Wyman - yes; Michael Hoberman - yes; Andrea Donlon - yes; Brian Rose - yes.
6. Identify tentative agenda for April meeting
 - a. Continued review of Personal Wireless Service Facility, Section X, of the Zoning Bylaws
 - b. Vertex Towers project application process/updates
 - c. FRCOG, DLTA next steps
 - d. ANR Form A – potential revisions
 - e. Future item: ridgeline protection
 - f. Next meeting: April 14, 2022 at 6:30 pm at Buckland Town Hall
7. Public Comment – None
8. Other topics unanticipated by Chairs 48 hours prior to meeting
 - a. Andrea Donlon has placed the updated Site Plan Review form on the town website.
 - b. There are two links to the Zoning Bylaws on the town website, one is not complete and needs to be taken down.
 - c. John Gould announced that Buz Eisenberg, from Ashfield, saw the article about the Solar Development Amicus Brief in the Recorder. He will be interviewing Meg Sheehan, attorney on this effort, for his podcast – Afternoon Buzz- on WHMP.
 - d. Jon Wyman reported that FRCOG will be holding their regional Planning Board meeting on March 22, 2022.
 - e. The Planning Board offered their thanks to Brian Rose for his service on the Planning Board. He announced at the February meeting that he is stepping down.
9. Adjourn the meeting
 - a. With no further business, Michael Hoberman moved to adjourn the meeting, seconded by Jon Wyman. Vote to adjourn: John Gould - yes; Andrea Donlon - yes, Michael Hoberman - yes, Brian Rose - yes, Jon Wyman - yes. Meeting adjourned at 8:19 pm.

Minutes respectfully submitted by Andree Duval, Planning Board Clerk on 3/19/22