

Buckland Planning Board
Meeting Minutes
March 14, 2019 6:30 p.m.
Buckland Town Hall

JCG
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AGENDA

1. Open meeting.
2. Alyssa LaRose, FRCOG - Review materials from Housing Survey and discuss scope of Housing Discussion.
3. Review and approve meeting minutes.
4. Other topics not reasonably anticipated by Chair 48 hours prior to meeting.
5. Public comment.
6. Adjourn meeting.

ATTENDEES

See attached.

MEETING

1. Open meeting - John Gould opened meeting at 6:38 p.m.
2. Alyssa LaRose, FRCOG, Review materials from Housing Survey and discuss scope of Housing Discussion -
 1. Alyssa gave handout for meeting on affordable housing, and other handouts for discussion purposes.
 2. Alyssa had conversation with building inspector regarding accessory dwelling units, (hereafter referred to as ADU's).
 3. Board discussed attached vs detached ADU's, also "by right" vs needing Special Permit or Site Plan Review.
 1. Detached can be new or existing structure.
 4. At length discussion regarding "tiny houses"
 1. On wheels/chassis, moveable, or permanent structure?
 2. Discussion: By which code do we define a tiny home? An accessory dwelling must conform to building code. Alyssa suggests referring to building inspector.
 3. One opinion was that ADU's should be permanent structures, while an opposing viewpoint was in favor of tiny houses and trailers for children, elderly parents, or other temporary family situations.
 4. Another argument against ADU's with wheels is that affordable housing should be approached with long term goals, and any unit that is mobile is by its nature, temporary.
 5. Question raised about lot size restrictions. Discussion.

6. Argument also given that most current zoning language stresses structures be consistent with existing architecture and landscape.
7. Resident and ZBA member Jeff Rose added that he would not want to see zoning changed again to accommodate mobile homes.
8. Alyssa reviewed "For Discussion Purposes Only" handout item by item with following topics covered:
 1. Rental of ADU's is not limited to any specific demographic; can rent to anyone.
 2. Alyssa gave examples of other towns who do restrict ADU's; Deerfield ADU's can only be for a caregiver or family member.
 3. Conversation of domino effect of income rent, affordability of small units, and how poor, disabled, and elderly can all benefit. All, therefore, stay invested in community.
 4. Conversations about dimensional requirements, setbacks, and Special Permit vs Variance with the latter setting a higher bar.
 5. Geography of Village Residential in Buckland is very different than that of Shelburne. What is Buckland's objective? For village to lose density over time? Maintain?
 1. Discussion of lot sizes.
 2. Idea of cluster development for larger land areas of Village Residential; reduce dimensional requirements.
9. Will meet on again on this subject on May 7th at 6:30 p.m.
3. Review and approve minutes - Board members reviewed minutes for February 28th. One edit was made. Will approve and sign at next meeting.
4. Other topics not reasonably anticipated by Chair 48 hours prior to meeting -
 1. Each member of Board is assigned to make a list they feel are most important points in the proposed marijuana bylaw and the process of drafting it. Then, using that list, compose a narrative to bring to next meeting. Narratives will be combined to create a collaborative My Turn piece for The Recorder and for publication in The Independent.
 2. Andrea had an opportunity as part of her job to tour a marijuana cultivation facility located in an industrial park in Franklin, Massachusetts. She estimated it to be 100,000 - 110,000 square feet in size. She reported her experience to the Board.
5. Public comment - N/A
6. Adjourn meeting - John moved to adjourn. Michael seconded. Vote to adjourn was unanimous. Meeting adjourned at 9:15 p.m.