

Buckland Planning Board
Meeting Minutes
May 21, 2019 6:30 p.m.
Buckland Town Hall

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AGENDA

1. Open meeting.
2. Discussion with Alyssa Larose, FRCOG, Re: Housing.
3. Review and approve meeting minutes.
4. Other topics not anticipated by Chair 48 hours prior to meeting.
5. Public comment.
6. Adjourn.

ATTENDEES

John Gould, Co-chair
Michael Hoberman, Co-chair
Andrea Donlon, Member
Brian Rose, Member
Jon Wyman, Alternate Member
Alyssa Larose, FRCOG
Carol Bolduc, Realtor, Buckland Resident

MEETING

1. Open meeting - Meeting opened at 6:30 p.m.
2. Discussion with Alyssa LaRose, FRCOG, Re: Housing -
 1. Alyssa gave handouts.(see attached) . Discussions followed including:
 1. Accessory apartment -Within
 2. Accessory apartment - Detached or Expanded
 3. Trailer or Camper
 4. In discussion on Use Table, John had questions about mobile homes, trailers. Mobile homes built to HUD standards. Camper, trailers are different. Modular or prefabricated homes are built to state building code. Later in discussion suggestion was made to check with Jim Hawkins re: modular vs mobile, HUD regs vs building code, which to allow.
 5. Tiny homes on wheels not allowed according to bylaws.
 1. Question was raised if there is a minimum size for a "tiny house" or detached ADU. John stated according to Jim Hawkins, building code does not specify

minimum size. There is a building code for minimum room size and health code requiring minimum habitable space.

6. Energy efficiency raised as an issue as well as possible strain on town infrastructure. Latter has been taken into account and is sufficient for growth.
7. Board discussion on reducing the number of non-conforming lots, thereby increasing the number of in-town lots (conforming) to incentivize growth. Conforming lots are easier to go through the "process". Board members reviewed maps of **Existing Minimum Lot Size in VC/HI & VR Districts** and **Example Minimum Lot Size in VC/HI & VR Districts** for comparison.
8. Flood plain and River Protection Act mentioned. Alyssa to add to above referenced maps for clarification of buildable areas.
9. Cluster development offered as alternative to changing lot sizes, or to consider combination of both approaches.
10. Discussion on tiny homes and terminology.
11. Anything detached is by special permit.
12. Further discussions of frontage, possible scenarios of lot sizes but decided to stay with reducing from 20,000 to 10,000 square feet. Questions raised about taxing of properties should re-zoning of in-town lots occur.
13. Alyssa to meet with Town of Shelburne. Will report on their progress/process.
14. Carol Bolduc gave scenarios from real estate experience where specifying "owner occupied" did not always work for duration of rental or ownership: things to keep in mind when writing contracts.
15. Next meeting scheduled for June 27, 2019 at 6:30 p.m.
3. Review and approve minutes - Will do at next meeting.
4. Other topics not anticipated by Chair 48 hours prior to meeting - N/A
5. Public comment - NA
6. Adjourn meeting - John moved to adjourn. Brian seconded. Vote to adjourn was unanimous. Meeting adjourned at 8:50 p.m.

Prepared by Mary Bolduc