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Buckland Planning Board
Meeting Minutes
June 27, 2019 6:30 p.m.
Buckland Town Hall

AGENDA

1. Open meeting.
2. Continue 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 meeting.

ATTENDEES

John Gould, Co-chair
Michael Hoberman, Co-chair
Andrea Donlon, Member
Brian Rose, Member
Jon Wyman, Alternate Member
Alyssa Larose, FRCOG
Mary Bolduc, Board Clerk

MEETING

1. Meeting opened at 6:37 p.m.
2. Continue discussion with Alyssa Larose, FRCOG, Re: Housing - Alyssa gave a hand out, "Village Residential Cluster Development", which was a first draft for the purpose of discussion only. The meeting focused on village cluster development and included discussions on:
 1. Comparison of types of building codes (i.e., HUD vs MA building code for frame built homes), also comparison of energy efficiency of each.
 2. Discussion also of mobile and modular homes.
 3. Examples given of cluster developments in area towns, and how Shelburne is approaching the issue.
 4. Questions raised:
 1. How does development happen?
 2. How is developer attracted? Incentives?
 3. Discussion followed.

5. Open space requirements triggered extended dialogue regarding its use, public access, maintenance, under whose control/ownership it would be, and the possibility of increasing it from 20 to 30% as suggested by Brian.
 1. Many creative ideas were offered for ways the open space could benefit the community and/or the cluster development such as community gardens, ground mounted solar for use by the development (John commented that existing solar bylaws may have to be modified to allow for that use of open space).
 2. Alyssa drew a sketch of a hypothetical cluster development to illustrate how everything might fit into the one parcel of land:
 1. Starting with the initial entrance to the development.
 2. The roadway off from which each individual lot/unit was accessed.
 3. The open space parcel, which must be a contiguous piece of land.
6. Next affordable housing meeting scheduled for July 30, 2019 at 6:30 p.m. Short discussion on other possibilities to meet criteria of affordable housing. Andrea asked where she could find helpful information to further educate herself on the subject of affordable housing.
3. Review and approve meeting minutes - Minutes were reviewed by board members. Andrea moved to approve. Brian seconded the motion. Vote to approve was unanimous.
4. Other topics not anticipated by Chair 48 hours prior to meeting -
 1. An application for a ground mounted solar installation was received from resident(s) on Orcutt Hill Road. Email from ConCom member verified that site had been approved by that board. If deadlines can be met for postings. will set hearing date for July 16 at 6:30. Fall back date will be on next PB meeting date of July 30,.
 2. Brief discussion regarding co-chairs to address select board about attendance and communication issues.
5. Public comment - N/A
6. Adjourn the meeting - Brian moved to adjourn. John seconded. Vote to adjourn unanimous. Meeting adjourned at 8:50 p.m.

Submitted by MLB July 30, 2019