

Buckland Planning Board
Meeting Minutes
October 24, 2018 6:00 p.m.
Buckland Town Hall

with edits

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Agenda:

1. Open the meeting- Preamble, process.
2. ANR - David Kong, Orcutt Hill Road.
3. Continue Recreational By Law discussion.
4. Board Business - Review and approve minutes; new web page discussion; communications responsibility.
5. Other topics not anticipated by Chair 48 hours prior to meeting.
6. Public comment.
7. Adjourn meeting.

Attendance:

See attached list.

Meeting:

1. Meeting was opened at 6:03 by Co-chair Michael Hoberman. He introduced himself as Chair for the meeting, reviewed the purpose and format of the PB meeting, and protocols to be followed. He also announced that Clarissa Spawn is no longer a member of the board.
2. ANR - David Kong, Orcutt Hill Road - Survey maps of property presented by Dan Werner, surveyor. Brief discussion. Everything in compliance. Signed by all Board members.
3. Continue Recreational By Law discussion -
 1. Chair recognized Peggy Sloan from FRCOG, and her assistance to Buckland in the Marijuana By Law process as well as to other towns in Franklin County.
 2. Michael volunteered to initiate discussion by giving overview of his thought process/standing, regarding allowing marijuana cultivation in RR zones, then calling on board members to do same.
 1. Michael - Not 100% resolved after input from last meeting and further reading. Not a real financial benefit to town; retail is what is financially beneficial. Starting from point that if it is restricted to C and I, then perhaps we could consider upper tiers (canopy growth) to allow larger growers.
 2. Andrea - Started process with no position, not enough information. Now after listening to arguments, i.e., incompatible use, impact on wells, the fact other

industrial uses have to use C and I zones, she is less likely to allow in RR. Also, would we have to allow other industrial uses?

3. Gabe - We should incentivize C and I zones. However, if a marijuana cultivator can fit the profile/standards for a home based business, we should consider allowing cultivation at that scale which would allow it in RR as well as other residential zones. Zoning regulations already exist for home based businesses.
4. John - How does it fit? How to look at it and not allow possibilities to persons without being unfair to abutters? Role of PB is to explore; role of voters is to decide. Voice of public has evolved since beginning of process. Not sufficient information to be exact, but we know there are definite impacts:

1. Opens doors to other businesses
2. Right to Farm by Law
3. Preamble to By Laws

A number of people think it would work against above goals.

3. Discussion followed on possibility of marijuana cultivation as a home based business. Peggy Sloan asked if it would be by right or SP, said it would be difficult to determine performance standards, and suggested consulting town counsel. Questions from residents included definition of "performance standards"; defining a home based business in terms of buildings on property (existing, attached to or separate from dwelling, size, etc.); questions answered by board members. Further concern and discussion: is marijuana cultivation feasible in that context; is it profitable at that level of production; are security measures only for cultivation; can lighting and sound comply with regulations and still fall within a home based business; should we explore its potential and collect data before making a decision; Dan Wetterwald was asked to explore possibilities of cultivation within home based parameters; Peggy will help regarding performance standards; one resident thanked board for taking time and considering this direction citing recent accolades of Buckland/Shelburne area being named one of 15 best towns to live in.
 4. A "straw vote" was taken of those in attendance and of board members. The vote was to show if you believe marijuana cultivation should NOT be allowed in RR zoning in Buckland. The public voted first. Although not unanimous among those in attendance, it was a majority that voted it should not. The board voted next. Their vote was unanimous that marijuana cultivation should not be allowed in RR zones. All four member were present: John Gould, Michael Hoberman, Andrea Donlon, and Gabriel Colwell-Lafleur.
 5. C, I and HI discussed for size of cultivation establishments. Current recommendation is 5,000 square feet for C and HI and TBD for I. Discussion on C and I zones, where located, how currently used, etc.
4. Board Business -
1. Review and approve minutes - Michael moved to approve minutes. John seconded. Vote to approve unanimous.

2. New web page discussion - Each board needs a liaison. Andrea Donlon will be that person for Planning Board; will essentially be "gatekeeper " for what comes out of PB. Brief discussion on new web page and method of communicating.
5. Other topics not anticipated by Chair 48 hours prior to meeting - Set date for next meeting on Nov. 8 at 6:30 p.m. Board will explore more about marijuana cultivation as a home based business as agenda item for 11/8 meeting. Andrea to review tax maps to determine setbacks in preparation for finalizing marijuana retail; determine large in town lot sizes and other helpful information for drafting recreational marijuana by laws.
6. Public comment - N/A
7. Adjourn meeting - John moved to adjourn. Gabe seconded. Vote to adjourn unanimous. Meeting adjourned at 8:13 p.m.