

**BUCKLAND PLANNING BOARD  
BUCKLAND ZONING BOARD OF APPEALS  
JOINT PUBLIC HEARING  
Thursday, July 7, 2022, 6:30 p.m.**

**Hybrid: Buckland Town Hall and via Zoom (link below)  
17 State Street**

Vertex Towers, LLC, as represented by Parisi Law Associates, P.C., has applied to the ZBA for **Variations** (ZBA 2022-02) under Section 11-2 (c) of the Buckland Zoning Bylaws and to the Planning Board for a **Special Permit** (PB 2022-02) under **Section 10, Bylaw for Personal Wireless Service Facilities in Buckland, MA**. Proposal is to construct a 150' monopole wireless communication tower, at 28 Martin Rd., Buckland, Map 8, Lot 60 and 61, owned by Amos and Christopher Franceschelli.

**Meeting Agenda**

1. Open the ZBA and Planning Board hearings
2. Introductions and ground rules
3. Roles and time frames of the Planning Board and Zoning Board of Appeals
  - a. Planning Board is special permit granting authority for cell towers
  - b. Planning Board must act on waiver requests for the following:
    - i. Bylaw requires applicant to be a licensed carrier
    - ii. Bylaw requires background acoustical study compared with project noise, certified by acoustical engineer
  - c. ZBA must act on variance requests for the following:
    - i. Height of cell tower
    - ii. Slope of land
    - iii. Proximity to wetlands
4. Process plan for the hearing
5. Presentation by the applicant
6. Town consultant report
7. Board questions/comments – 20 minutes
8. Public questions/comments –20 minutes
9. Additional time as necessary for board and public questions/comments
10. If time allows, Planning Board will address waiver requests
11. Continue process or adjourn meeting with hearing continuation date

Meeting Zoom link on next page

ZOOM link:

Buckland is inviting you to a scheduled Zoom meeting.

Topic: Joint public hearing - planning board & ZBA

Time: Jul 7, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

[https://us02web.zoom.us/j/87396600829?pwd=y4YR-vyz-VU5k1G\\_hHgu-Yv7HTst\\_.1](https://us02web.zoom.us/j/87396600829?pwd=y4YR-vyz-VU5k1G_hHgu-Yv7HTst_.1)

Meeting ID: 873 9660 0829

Passcode: 141192

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