

Buckland, MA – Site Plan Review Public Hearing and Planning Board Meeting - Minutes

Date & Time	November 14, 2017 @ 7:00 pm
Attendees	John Gould, co-chair Michael Hoberman, co-chair Andrea Donlon, member Clarissa Spawn, member (took minutes) Tom Heinig, member Jeff Rose Brian Rose Chris Rose, property owner 43 Hog Hollow Rd. Bob Higgins, president Atlantic Alternative Power Kristin Howard, property owner 20E Buckland Rd. Erbin Crowell, property owner 20E Buckland Rd. Ian Tapscott, representative PV Squared
Start Time	7:00 pm
Review Minutes	Previous meeting 10/18/2017. Corrections were noted and updated minutes will be reviewed for acceptance at meeting on 11/30/2017.
Agenda	<p><u>Site Plan Review for ground mounted solar placement at 43 Hog Hollow Rd.</u> B. Higgins and C. Rose presented plan and answered questions. Revised drawing with additional distance notation, as requested at previous board meeting (10/18/2017), was submitted and entered into the folder. Neighboring property owners, J. Rose and B. Rose, voiced their acceptance of the plan as proposed. J. Gould discussed concerns with B. Higgins' execution of the project, specifically his beginning construction prior to attaining the required approvals (Conservation Committee signoff, Building Permit, Planning Board approval.) B. Higgins apologized for his error, explaining that he didn't understand the Site Plan Review process and assumed it was similar to other towns. No fine was recommended as it appeared to be an unintentional error. Additional questions were asked regarding setbacks, and answered to the board's satisfaction. J. Gould reminded applicants that they must wait 20 days after the vote to begin placing their solar array.</p> <p><u>Site Plan Review for ground mounted solar placement at 20 E Buckland Rd.</u> Prior to discussion of the site plan, J. Gould noted that a <i>stamped</i> paper copy of the survey for 20 E Buckland Rd had not been received. (An electronic version had been received prior to the meeting.) K. Howard agreed to provide one to the town clerk for inclusion in the review folder. E. Crowell, K Howard, and I. Tapscott presented the plan and answered questions. Concerns expressed by the board addressed the location of the unit relative to the leach field and a side boundary. Regarding the side boundary, the NW corner of the array is exactly 15 ft (the minimum requirement) from the side boundary; applicants were advised to be precise in their placement of the unit relative to this boundary. J. Gould reminded applicants that they must wait 20 days after the vote to begin placing their solar array. Note: Not included in the meeting was a comment made by Milly March, via phone call to J. Gould, voicing her approval of the plan.</p> <p><u>Conservation Committee (Con Com) Approval Process and Notification for Site Plan Reviews.</u> In an attempt to streamline the Site Review Plan process, the board discussed plans to meet with Con Com to better understand Con Com's procedure for reviewing potential ground mounted solar arrays (e.g. How and where do they register their approval of a plan?) Dates for a joint meeting were proposed (Dec. 19, 20, or 21; or Jan. 2, 3, or 4). C. Spawn agreed to follow up with Con Com.</p> <p><u>Planning Board tasks in process.</u> J. Gould proposed bringing a list of on-going projects to the next meeting to determine how responsibilities can best be distributed.</p>
Actions Taken	K. Howard agreed to provide to the Buckland town clerk, a certified copy of the survey for 20 E Buckland Rd. for inclusion in the Site Plan folder.
ANR's	
For Next Meeting	Continue discussion of zoning related to regulating marijuana sales. Discuss Planning Board tasks. Other issues as needed and as time allows.
Motions	<p><u>Site Review Plan for ground mounted solar placement at 43 Hog Hollow Rd - Approved.</u> M. Hoberman made a motion to accept the plan. It was seconded by T. Heinig, followed by a unanimous vote to accept the plan.</p> <p><u>Site Review Plan for ground mounted solar placement at 20 E Buckland Rd - Approved.</u> T. Heinig made a motion to accept the plan. It was seconded by A. Donlon, followed by a unanimous vote to accept the plan.</p>
Docs Referenced	Survey of Chris Rose's property is to be found in the Site Plan Review for 43 Hog Hollow Rd.
Next Mtg Date	11/30/2017 @ 7:00pm - Regular meeting 12/05/2017 @ 7:00pm - Joint meeting with Public Health to discuss MA marijuana sales law
Time Adjourned	8:30 pm
Minutes Approved	<i>MH</i> <i>JH</i> <i>XFD</i> <i>CE</i> <i>SG</i>