

Buckland, MA – Planning Board Meeting - Minutes

Date & Time	November 30, 2017 @ 6:30 pm
Attendees	John Gould, co-chair Michael Hoberman, co-chair Andrea Donlon, member Tom Heinig, member Clarissa Spawn, member (took minutes)
Start Time	6:35pm
Review Minutes	Previous meeting Nov. 14, 2017. Minutes were approved with minor changes.
Agenda	<p><u>Short Term Rental By-Laws.</u> After reviewing our previous discussions of current zoning by-laws related to short term rental arrangements, we decided to table the issue for the present time. The board is hoping to receive a grant in early 2018, from Franklin Regional Council of Governments (FRCOG), that will pay for a consultant to provide technical assistance to evaluate and/or create any modifications to the bylaws that may be needed to address this issue.</p> <p><u>By-Laws Housekeeping Items.</u> The draft "Proposed Revisions to Buckland Zoning Bylaw" presented at the October 16th meeting was reviewed. Items II and III were agreed upon as written. Suggestions for modifications were made to Item I) to add note clarifying that Ground-Mounted Solar installations used by Municipal Properties would be <i>located</i> on municipal property, and Item IV) to add example of case where extended use of trailer or mobile home could be granted (e.g. seasonal farmworkers). Discussions regarding bylaw changes related to short term rental (such as Bed & Breakfasts and tiny houses) were tabled per above decision. Changes to the by-laws to further define "site plan review" and "special permit" were decided against. Also, it was decided that increased clarification of "home based business" is not needed at this time but could be revisited following future discussions with FRCOG (noted above) regarding short-term rentals or other home-based business.</p> <p><u>Site Plan Recording at the Registry of Deeds.</u> J. Spooner requested, by letter, that the board consider removing this requirement from the Site Plan Review for Ground Mounted Solar. It was determined that, because the Site Plan Review process is currently used for other situations such as review of a Subdivision Plan, the requirement should not be removed. Additionally, further discussion would be needed, perhaps with FRCOG, to determine if the benefits of having the Site Plan recorded with the Registry of Deeds would be worth sacrificing in order to stream line the current process. It was also felt by the board that the ground mounted solar approval process is moving more smoothly as homeowners and contractors become familiar with Buckland's process.</p> <p><u>Pending Tasks.</u> J. Gould presented the following items on which he is nearing completion: 1) Ticket for zoning violations. The ticket was created so that the Building Inspector can notify zoning law violators of the potential fines they are incurring (as delineated in the Buckland Zoning By-laws). Next step: meet with A. Llamas to finalize and/or the Selectboard to finalize this item. 2) Letter to J. Hawkins (Building Inspector) requesting that he resolve the Sidorski case. The Planning Board has received no response from Mr. Sidorski regarding his plan to resolve a zoning violation against him. The violation is due to improper placement of ground mounted solar panels, originally approved by J. Hawkins. Mr. Gould is requesting by formal letter that J. Hawkins resolve this issue, which resulted from an incorrectly permitted structure. Next step: review the letter and send it to Mr. Hawkins on Buckland letterhead.</p> <p><u>Unanticipated Topics.</u> Minutes template for Public Hearings. During review of the minutes from the previous meeting (11/14) it was determined that board meetings that include a public hearing require a change to the Minutes Template to enable public comments to be documented. It was decided that a separate sheet would be used for public comments so that they can be transcribed as accurately as possible. A note to "See attached sheet for public comment" would be added to the minutes when such a situation occurs. In the case of a public hearing for a Site Plan Review, a copy of the public comment sheet will be placed in the Site Plan Review folder for the property.</p>
Actions Taken	
ANR's	
For Next Meeting	Joint meetings with 1) BOH regarding MA marijuana laws and 2) Conservation Commission regarding their review of Ground Mounted Solar requests will result in further discussion of possible by-law or process changes. Other issues as needed and as time allows.
Motions	
Docs Referenced	
Next Mtg Date	12/05/2017 @ 7:00 pm - Joint meeting with Board of Health to discuss MA marijuana sales law 12/19/2017 @ 7:00pm - Joint meeting with Conservation Committee to discuss procedures held in common
Time Adjourned	8:05
Minutes Approved	JCG JPH AFD CES