

Buckland Planning Board
Public Hearing
May 17, 2018 7:00 p.m.
Buckland Town Hall

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Agenda:

1. Open meeting.
2. Application for Site Plan approval, under Section XII, for small-scale ground-mounted solar installation, at the following location: PB/SPR 2018-02 Cynthia Caporaso, 46 North Street, Map 6-7, Lot 6-1, Village Residential, 440 square feet.
3. Application for Site Plan approval, under Section XII, for small-scale ground-mounted solar installation, at the following location: PB/SPR 2018-03, Joseph Kearney, 5 Creamery Avenue, Map 6-7, Lot 3-1, Village Residential, 936 square feet.
4. ANR for Laurie Benoit, Upper Street.
5. Other topics not anticipated by Chair 48 hours prior to meeting.
6. Public comment.
7. Adjourn meeting.

Attendees:

See attached list.

Hearing/Meeting:

1. Open Meeting - Meeting opened at 7:00 by Michael Hoberman.
2. Agenda Item #4, ANR for Laurie Benoit, was taken out of order to facilitate meeting. Laurie presented Planning Board copies of the survey of her property (owned by Ms. Benoit and her husband) which she intended to divide in such a manner as to deed a portion to her daughter and maintain a parcel for her and her husband. The property lines were color coded clearly designating original lot, and two new proposed lots after division. Also specified were square footage, frontage, and all pertinent information. She had paid necessary fees, submitted required survey, and could file with Registry of Deeds. Planning board signed off.
3. Agenda Item # 2 - Application for Site Plan approval, under Section XII, for small-scale ground-mounted solar installation, at PB/SPR 2018-02 /Cynthis Caporaso, 46 North Street, Map 6-7, Lot 6-1, Village Residential, 440 square feet. Project is being installed by Valley Solar, whose representative, Lauren Harris, presented all materials for ground-mounted solar project at 46 North Street. Besides a survey, an aerial satellite map was included in presentation to clarify 300' radius stipulated in bylaws. No questions on maps or boundaries. Michael Hoberman read all 22 narrative questions and the applicant's responses. There were no questions or need for clarification by the Board. Andrea

Donlon asked if any neighbors had been in contact or communication. Ms. Caporaso responded that only one had, and that it had not been unfavorable. After a brief discussion, Clarissa Spawn moved to approve PB/SPR 2018-02 for Cynthia Caporaso, 46 North Street. Tom seconded . All voted in favor with the exception of John Gould who recused himself because he is a resident at 46 North Street.

4. Agenda Item #3 - Application for Site Plan approval, under Section XII, for small-scale ground-mounted solar installation, at PB/SPR 2018-03 Joseph Kearney, 5 Creamery Avenue, Lot 6-7, Lot 3-1, Village Residential, 936 square feet. Alex Peterkin gave the presentation for the 52 panel Creamery Avenue solar array, being installed by Trinity Solar of Holyoke, MA. All required documentation was submitted, and it was indicated to board where array was to be installed, where leach field is located and all setbacks were noted. Michael addressed the 22 point narrative individually. John Gould confirmed an email from Alex Meade from the Conservation Commission that there were no Wetlands violations; the project had approval from the Conservation Commission. After a brief discussion and some conversation with the petitioner, Mr. Kearney, Clarissa moved to accept/approve PB/SPR 2018-03 Joseph Kearney, 5 Creamery Avenue, Map 6-7, Lot 3- 1. Tom seconded the motion. Motion was carried unanimously.
5. Other topics not anticipated by Chair 48 hours prior to meeting.
 1. Peggy Sloan from FRCOG contacted John Gould inquiring if the Planning Board would like to meet earlier than the previously scheduled June 7th date for next meeting. Tentative date set for Tuesday, May 29th if agreeable with Peggy.
 2. John heard from Eric Schwartz regarding state definition of marijuana canopy. Also, Pam Guyette (assessors office) gave John Gould a listing of existing outbuildings and barns including their square footage in areas that would allow marijuana cultivation. This was to serve as a guideline and basis of comparison for future construction/repurposing of structures in drafting marijuana bylaws. Other members asked for copy. John said he would arrange with Pam to forward them copies as he did not have the capacity to scan and email.
6. Clarissa moved to adjourn. John seconded the motion. Vote to adjourn was unanimous. Meeting adjourned at 8:00 p.m.