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Buckland Planning Board
Public Hearing
April 4, 2018 6:30 p.m.
Buckland Town Hall

Agenda:

The Buckland Planning Board will conduct a Public hearing followed by a Public Meeting, on Wednesday, April 4, 2018, at 6:30 p.m., at Buckland Town Hall, 17 State Street. The Hearing will solicit public comment regarding the following amendments to the Zoning Bylaws: See attached.

Attendees:

See attached list.

Attachments: 3

Attendance List
Proposed Changes to the Buckland Zoning Bylaws, April 4, 2018
Proposed Revisions to Buckland Zoning Bylaw, Version for Public Hearing on April 4, 2018

Hearing:

1. **Open hearing** - Hearing was called to order by John Gould at 6:30 p.m.
2. **Ground-Mounted Solar** -John Gould read the background and proposed language changes for Item I, *Allowing Ground Mounted Solar at Municipal Properties*. After offering additional detail, he opened the floor to discussion which was generally favorable. Paul Willis asked if parameters for GMS were the same for individuals as they were for businesses. Andrea Donlon fielded that question and explained the Buckland bylaws under which GMS are governed. John advised people to question their contractors regarding the “dos and don’ts” of GMS prior to installation, or to call the Planning Board.
3. **Housekeeping** - John Gould read the proposed change in language stipulated in item II of the Proposed Revisions: under the Table of Use Regulations 4-3, Industrial Uses, the category that reads “Wind or Hydro Electric Generating Facilities” would become only “Hydro Electric Generating Facilities”. No discussion. General consensus that is was a good idea.
4. **Fences** - John Gould read each section A, B, and C of Item III, *Fences*. He explained what, if any, impact the proposed wording would make in the bylaws as they currently stand, and opened the floor for discussion. Brief discussion followed focusing mainly on further clarification regarding setbacks and structures six feet and taller.

5. **Trailers** - John Gould read the background for Item IV, *Trailers*, the loophole in the current bylaw which the Planning Board was attempting to close, and the proposed change. The floor was opened up for discussion. A resident stated that his son had parked a camper in a conspicuous location on his (resident's) property last summer and feels that perhaps its presence was in part responsible for this issue being taken to task. He further stated that the trailer was properly registered, had waste pumped every two weeks, and was therefore in compliance with health and Registry regulations. His son had sold his home and was visiting between properties. Visiting relatives was a constant theme of those who felt that a 60 day maximum in a calendar year was not enough to satisfy elderly parents who may be spending an extended period with family, "snowbirds" who winter in the South and come North in the summer months to visit family and friends, and other similar scenarios. Concern was also raised regarding storing a trailer vs living in it. This bylaw addresses trailers being "used for living purposes." That then begged the question of how it is going to be tracked. Suggestions were made for an RV park as an option as Baby Boomers age, but that does not accommodate families who want to be next to each other. Questions arose about special permitting process to extend time, but John Gould explained that process is too lengthy and a trailer occupant's time would expire before he could be granted permit. Andrea Donlon, Planning Board, asked Marti Taft-Ferfuson, Board of Health member who was present at Hearing, for a perspective from the BOH. Her response was that the BOH's greatest concern for a trailer would be sanitation, hence frequent and regular waste removal. The *Trailer* discussion ended with no alternatives to the proposed changes, but feedback was overwhelming that the subject needed further consideration.
6. **Home based business definition** - John Gould read Item V, *Home Based Business Definition*, and explained the proposed addition to the language. There were no questions or discussion.
7. **Close Hearing** - John Gould closed the Hearing at 7:35 p.m.