

Buckland Planning Board
Meeting
June 14, 2018 6:30 p.m.
Buckland Town Hall

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Agenda:

1. Open the meeting.
2. Continue Recreational Marijuana By-Law discussion.
3. Discussion re: common driveways
4. ANR - Jan Voorhis
5. Other topics not anticipated by Chair 48 hours prior to meeting.
6. Public comment.
7. Adjourn the meeting.

Attendees:

See attached list.

Meeting:

1. Open the meeting - Meeting was called to order at 6:35 p.m. Meeting was recorded by Eric Schwartz of Farm Bug Coop.
2. ANR - Agenda item #4 was addressed prior to marijuana discussion. Petitioner presented map which demonstrated appropriate frontage and conforming square footage of two lots created. Planning board discussed proposal, but could not sign because fee had not been paid. Petitioner paid at meeting. Board signed. John explained process of recording at Registry of Deeds.
3. Continue Recreational Marijuana By-Law Discussion - Agenda item #2 -
 1. John and Michael addressed the issue of the fact that although the purpose of the discussions are to draft the recreational marijuana by-laws we have to be mindful of those who are not pro-marijuana as well as those who welcome the industry because board is representative of town.
 2. Discussions followed regarding SPR and SP, and new vs "not new" business. Andrea explained what a new business means to her and what SPR means and why it is important especially in a new business. John advocated with starting with order, not chaos, and agreed with SPR process.
 3. It was suggested that Rt.112 was a possibility for marijuana retail, which met with varying opinions. The primary reason given promoting Rt 112 was to expand the retail options for additional revenue for the town. Rt 112 already is the location of several possible cultivation sites.

4. Marijuana manufacturing was determined to not be recommended for Rt 112 because of its lack of infrastructure.
 5. In discussing current bylaws and use tables, Dena Willmore announced that the amended bylaws as a result of this year's town meeting have not yet returned from the AG's office.
 6. Size and number of structures for marijuana cultivation were debated. Any one building is not to exceed 10,000 square ft with a total square footage not to exceed 20,000 square feet, i.e. 2 buildings of 10,000 sq. ft. each or one 10,000 sq. ft. building and two 5,000 sq. ft. structures, etc. The area is building area, not canopy area. It was suggested this could accommodate a small scale producer as well as a cooperative member or craft producer. Dan Sullivan and Eric Schwartz spoke to the definitions of "craft" growers and coops. John Gould wants to make sure our terminology is correct in drafting Buckland's marijuana bylaws and suggested removing the word "craft" as an adjective used to describe marijuana growers.
 7. Lengthy discussion ensued regarding use of water in processing marijuana products. Is it needed or not? If so, in what quantities? Even if not in the "process", in cleaning utensils or in some way relative to business? Peggy Sloan suggested adding SPR to existing product manufacturing.
 8. In addressing security, there were differing opinions on a broad range of security issues; lighting, fencing, cameras, even the suggestion of guard dogs which it was pointed out would not be safe in a community with livestock. Security was discussed relative to both indoor and outdoor cultivation.
 9. Setbacks. To both be able to determine distance and to visualize it, Alex Meade passed out maps and radius gauges so board members could measure a 500' setback from a school and a potential marijuana establishment. Dena Willmore, select board member, felt that the 500' setback created a harsh restriction and therefore would make businesses reluctant to apply. Persons spoke both in support of the 500' setback, citing children and teenagers as the primary reason. Those in favor of reducing it, were advocating for attracting business and feeling that the lesser setback would not be a disservice to youth. In the controversy one resident spoke to the board and public, commenting that he felt that those present deemed the board anti-marijuana. He, on the other hand, applauded them for doing their job.
 10. It had been suggested that all pesticides, chemicals, etc should be listed. Zak Turner, select board, said it is best to list them. Peggy Sloan agreed and said that in the event of a fire or other incident, the fire department would want to know.
 11. The next meeting was scheduled for July 12 at 6:30 p.m. A continued discussion of setbacks will take place.
4. Agenda Item #3 - Discussion re:common driveways - Discussion on a parcel of land off Crittenden Road. In 1998 a section of one person's lot was sold, giving each land owner correct amount of frontage and square footage/acreage for their respective parcel with a common driveway. There is no additional frontage, however, to allow for building lots. There is adequate acreage, but not frontage.

5. Other topics not anticipated by Chair 48 hours prior to meeting - Minutes to past meetings/hearings passed out for review by board to be approved and voted on at future meeting.
6. Public Comment - N/A
7. Adjourn Meeting - Tom Heinig moved to adjourn. John seconded. Vote to adjourn was unanimous. Meeting adjourned at 9:35 p.m.