

Buckland Planning Board  
Meeting Minutes  
August 2, 2018 6:00 p.m.  
Buckland Town Hall

**Agenda:**

1. Open the meeting.
2. Continue Recreational Marijuana By Law discussion.
3. Other topics not anticipated by Chair 48 hours prior to meeting.
4. Public comment.
5. Adjourn the meeting.

**Attendees:**

See attached list.

**Meeting:**

1. Open the meeting - John Gould called the meeting to order at 6:06 p.m.
  1. John explained that board is working with Peggy Sloan from FRCOG to draft the town's recreational marijuana by laws in an open meeting format. When participating, please state name and address, and if not a Buckland resident, please state your affiliation.
  2. John recognized the service of Tom Heinig, past Planning Board member and expressed his thanks for Toms's dedication. He then introduced and welcomed new member Gabriel Colwell-Lafleur. Gabriel gave a brief biography of himself, his residency in Buckland, and why he chose to serve on the board.
  3. John read the Conflict of Interest Law for public information.
2. Continue Recreational Marijuana By Law discussion -
  1. Peggy Sloan reviewed the draft changes she had made per last board meeting.
  2. References cited regarding state requirements on outdoor cultivation of marijuana. John Gould read excerpts from the *Columbia Environmental Law Journal* relative to impacts of cannabis growth on the environment. One Planning Board member questions its validity as a guideline and applicability to Massachusetts. Brief discussion followed from members of the public on both sides before attention was brought to subject of security.
  3. Chief Hicks was asked to give his perspective on security. He suggested motion detection; doesn't like infra-red cameras, stating game cameras yield better images; said easiest access to a property/building is from a public way; suggests automatic locking mechanism for greenhouse/cultivation structure doors so they are locked at all times; believes material greenhouses are made of is easily broken into. Question

- was posed, if there is a fence around a building, do you need cameras inside and outside? Chief Hicks responded that, most likely, one between fence and building.
4. Concerns raised over land owners who put land in conservation restriction, cannot sell, post, or develop. Land is open to all for hiking etc. Concerned for increased traffic and persons in area who could access property. Also concerned about wildlife habitat.
  5. Several residents of Hog Hollow Road voiced their concerns over the sensitivity of water supply on ridge on Hog Hollow Road and the impact of the water consumption resulting from marijuana cultivation.
  6. After hearing some comments and discussions, Michael Hoberman suggested that perhaps 10,000 square feet for cultivation structures was too large and size should be revisited. Peggy Sloan said smaller buildings in multiples is an option; other towns don't allow as large as 10,000 square feet. Suggestion was made that Planning Board should not second guess its decision, however, Michael stated that more voices are now being heard. Regarding building size, question also raised, can you consider size compared to acreage (that building is upon). Discussion on building size followed.
  7. Questions arose regarding property values of private residences abutting marijuana establishments. It was suggested that hard numbers be found to evaluate.
  8. Dena Willmore, select board, compared Buckland's economic decline since 2010 compared to Shelburne's growth during same period, and stated we need to encourage vibrant growth.
  9. Discussions continued regarding if and how a business could operate without a specific marijuana bylaw (would operate under existing bylaws); poor condition of Hog Hollow Road without adding increased traffic; collection of rain water in rain barrels to help offset water consumption; solar and other renewable energy solutions; will licensing be a way to review business and re-visit issues; possibility of smaller operations being bought by larger concerns; if establishment pays by the tier, where does money go (answered by Peggy - to the state, wrapped up in host agreement); comparison and explanation of difference between SP and SPR; reiterated concerns over water, wildlife, conservation land, and if business precedes bylaws.\*
  10. *Columbia Environmental Law Journal* again cited emphasizing water usage and energy. Statistics given for indoor cultivation energy consumption. Suggestions again given for researching renewable energy options. Public water is covered in regulations, but need to cover private water and aquifers as well. Andrea Donlon is going to locate information on and from group researching efficiency in water, energy and waste. Michael Hoberman said valuable information to wait for.
  11. Outdoor cultivation discussed again briefly; John Gould suggested board go with what is currently in template (indoor) and wait to hear from agricultural commission.
  12. Dan Wetterwald announced at 7:31 p.m. that he was recording the meeting.
  13. Michael Hoberman, in view of input from all present, stated that not everyone is going to get exactly what they want, no one will "win", but through give and take, compromises will be met.
3. Other topics not anticipated by Chair 48 hours prior to meeting - N/A

4. Public comment - John Gould read letters submitted by the following three residents regarding recreational marijuana issues: Phoebe Walker, William Street; Raymond Lanza - Wile, School Street; Michael McCusker, Upper Street.
5. Adjourn the meeting - Next meeting scheduled for August 30, 2018 at 6:00 p.m. Meeting adjourned at 8:45 p.m.

**Approved by:**

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