

Buckland, MA - Planning & Zoning Board Meeting - Minutes

Date & Time	October 18, 2017 @ 7:00 pm
Attendees	John Gould, co-chair Michael Hoberman, co-chair Andrea Donlon, member Clarissa Spawn, member (took minutes) Tom Heinig, member Brian Rose, property owner
Start Time	7:00 pm
Review Minutes	Previous meeting 9/19/2017. No minutes available.
Agenda	<p><u>Pre-review of site plan for 43 Hog Hollow Rd.</u> Discussion with B. Rose about his request for placement of a ground mounted solar array. His plan (drawn by Salvini Associates) was reviewed, specifically distances from relevant structures and lot lines. Some required distances were not noted. J. Gould suggested resubmission of document with additional notation.</p> <p><u>FRCOG Planning Assistance Proposal.</u> Action required to accept/reject the proposal. If accepted, FRCOG would provide technical assistance to Buckland planning board to address one or more of the following: starter home zoning district, rezoning to increase housing stock, cottage house zoning, and/or accessory housing bylaws. The board considered whether town would gain or lose by the assistance (e.g. are issues being addressed of current concern to town?). Begin mid-2018, complete by June 2019.</p> <p><u>Review of FRCOG meeting on 10/5/2017.</u> "Short Term Residential Rentals: Public Health, Safety, & Zoning Considerations". C. Spawn passed out a summary of the meeting, which addressed Air B&Bs. Synopsis: Franklin county towns address the zoning for Inns/B&Bs differently, if at all. Towns should consider safety & neighborhood issues when determining the need for zoning regulations of short term rentals. State legislation (H.3917) is under consideration to allow taxation of residential short term rental by state and local governments.</p> <p><u>Proposed Revisions to Buckland Zoning Bylaws (Draft Oct. 16, 2017).</u> A. Donlon presented her proposed revisions addressing: Ground-Mount Solar at Municipal Properties, Housekeeping (for consistency in the bylaws), Fences (clarification for fences taller than six feet), and Trailers (to tighten current 60 day requirement to total within calendar year).</p> <p><u>Zoning ordinances regulating marijuana sales.</u> M. Oberman addressed the issue of zoning ordinances needing to be in place prior to the start of recreational marijuana sales in July 2018. Enactment of ordinances would require a public meeting, with the next town meeting being held in May 2018. All agreed with his proposal to meet with the public health committee to understand what their concerns might be, and he offered to schedule a meeting with them.</p> <p><u>Bylaw text.</u> A. Donlon addressed the need to reconcile bylaw text of documents stored in files and on-line. C. Spawn agreed to take on the task with input from other committee members.</p>
Actions Taken	<p><u>Pre-review of site plan for 43 Hog Hollow Rd.</u> J. Gould & M. Hoberman requested distance notations be added for all relevant structures.</p> <p><u>FRCOG Planning Assistance Proposal.</u> M. Hoberman made a motion to accept the proposal. It was seconded by T. Heinig, followed by a unanimous vote to accept the proposal.</p>
ANR's	
For Next Meeting	Continue discussion of zoning related to regulating marijuana sales. Other issues as needed and as time allows.
Motions	
Docs Referenced	
Next Mtg Date	11/14/2017 @ 7:00pm - Public Hearing to review site plan, 43 Hog Hollow Rd. 11/30/2017 @ 7:00pm - Regular meeting
Time Adjourned	8:45 pm
Minutes Approved	