

## Minutes for Public Hearing of the Planning Board

Date: March 17, 2021

Called to order @ 7:07pm via google meet.

Present: Planning Board: Brian Hawthorne, Peter Lapointe, Judy Cole, Jerry Little.

Attendees: Residents Conrad Liebenow and Matthew Shippee. Elizabeth Morgan (Town of Buckland).

- 1) Peter reviewed the scope of changes section by section.
  - a. Proposed changes to Site Plan Review and Special Permits will have the SPGA responsible for notifying the abutters and the SPGA will require an administrative fee and establish a for mailing and advertising in the paper.
  - b. Agricultural use definition is being revise to align with state definition.
  - c. Permitting process is revised in Section 6 to require the Zoning Determination Form to be transmitted to the SPGA at the same time as filing with the Zoning enforcement officer with the exception of One and Two Family Dwellings.
  - d. Four use categories that require a special permit are changed to only require site plan review: Commercial Greenhouses, Public and Private Cemeteries, Personal Care Facilities and Custodial Care Facilities.

### 2) Questions:

a.) Does Site Plan Review require notice to abutters?

Discussion: Site plan review does not require notice to abutters, but, does require public notice. The omission of this requirement is of concern for abutters impacted. Peter noted that any structure over 2000 gross square feet requires a special permit regardless of use. So, the special permit process would require notification. Site plan review does provide for approval with conditions.

b) Will changes to agricultural use impact the operations at 27 Broom Street?

Discussion: 27 Broom is regulated by state law for marijuana and does not fall under the definition of agriculture. Hemp which is the same species of plant as marijuana is an agricultural use and cannot be regulated. Concerns over odor, light pollution from greenhouses or other conditions attributed to agricultural uses are exempt from zoning regulations.

- 3) Motion to adjourn the public meeting was made and seconded at 7:34 and passed unanimously.
- 4) After the public hearing, the planning board met to discuss the proposed changes.
- 5) Motion: That the planning board recommend to the town to adopt the proposed amendments presented at the public hearing was made seconded and passed unanimously.

Adjourned at 8:00pm

Next regular meeting (via Google Meet) will be April 7, 2021.