

TOWN OF BUCKFIELD
Planning Board Minutes

March 9, 2022 / 6:00 pm

Present: Chairman Glen Holmes, Member Polly Sullivan, Member Bill Sullivan, via Zoom
Member Joan Abram, Select Board Member Cheryl Coffman, Select Board Member Cameron
Hinkley, via Zoom Select Board Member Jan Iveson

Guests: Ken Farrar, Harry Ricker

1. Call to Order and declare a quorum is present
Meeting was called to order by Chairman Holmes at 6:24 pm and declared a quorum was present.
2. Elect a Planning Board Secretary
Member Abrams nominated Polly Sullivan as Planning Board Secretary and all other members approved.
3. Approve the Minutes of the February 9, 2022 Meeting
Member Bill Sullivan made a motion to approve the minutes as presented. Member Abrams seconded motion. The vote was four yes, and zero no's
4. Old Business
 - A. Marijuana
Tabled for discussion until later in the meeting.
 - B. Old Sumner Road Subdivision Pre-application
 - i. Set date for site visit
Member Abrams made motion to perform site visit, directly across from Village Way on Old Sumner Road, on **Wednesday, March 30 at 5:30 pm**. Member Bill Sullivan seconded the motion. The vote was four yes, and zero no's.
 - ii. Set date for Public Hearing
Applicant willing to write check for permit fee to move forward and will notify every abutter within 500 feet of said property, obtaining names and addresses from the Town Office. Member Polly Sullivan made motion for Public Hearing for Old Sumner Road Subdivision to be held on **March 30, 2022 at 6:30 pm**. Member Bill Sullivan seconded the motion. The vote was four yes, and zero no's.
 - C. Subdivision Regulation review for amendments (Workshop after)
The Planning Board reviewed page 23 of Subdivision Regulations, Article 7.12 Access Limitations. Discussion ensued and Member Abrams suggested the Board listen to an

appeal for a waiver. Farrar will pay fee for permit to move forward. Secretary Sullivan will inform Town Office about site visit and Public Hearing Notice.

5. New Business

A. Purkis Road Subdivision – Request to build before paving

Mr. Ricker informed the Board that well, fire pond, and dirt road to specs have been completed and requested permission to build 4 houses on lots 1, 3, 5, and 11 before paving the road. The Board reviewed Article 11.6, Conditional Agreement, page 39.

After discussion, Member Abrams made motion to approve agreement between Ricker Hill Orchards to allow building homes on Lots 1, 3, 5, and 11 on Pleasant View Road in Buckfield. Member Bill Sullivan seconded the motion. The vote was 4 yes and zero no's.

Member Abrams also made motion to waive Article 11.6 and Member Bill Sullivan seconded the motion. The vote was 4 yes and zero no's.

Chairman Holmes requested that Ricker Hill Orchards update final plan, make 3 copies that notes Board approval and waiver guarantee, and needs to be here in person at next meeting. Handout by Ricker Hill Orchards will be attached to these minutes.

6. Other Business

The Planning Board then returned to Old Business, Marijuana Ordinance. Much discussion ensued regarding the importance of reviewing the draft Marijuana Ordinance so it can be ready for Town Meeting in June. In order to be on the ballot for Town Meeting the Ordinance needs to be in place by the Planning Board's next meeting on April 13th to be approved.

Robert Peer submitted letter to Chairman Holmes on 2/22/2022 as instructed by Planning Board on January 12, 2022 to amend deed combining properties within 60 days of receipt of letter. Letter delivered to Planning Board on March 9, 2022. Letter attached to these minutes. Will be on Planning Board Agenda for June Meeting.

7. Next Planning Board Meeting date is April 13, 6:00 pm.

8. Adjournment

Member Bill Sullivan made motion to adjourn at 7:22. Motion was seconded by Member Abrams. The vote was four yes, and zero no's.