

TOWN OF BUCKFIELD
PLANNING BOARD MINUTES
February 9th, 2022 / 6:00 PM

1. Call to Order and declare a quorum is present

This meeting was a hybrid. Chairman Holmes was present in the room, and Member Abrams was attending via phone, and it was recorded via Zoom. (Note the recording started approximately 3 minutes after it started because the Chair forgot to hit record again.) Chairman Holmes called the meeting to order at 6:06 PM and declared a quorum was present.

2. Approve the Minutes of the January 12, 2022 Meeting

Member Abrams made a motion to approve the minutes as presented. Chairman Holmes seconded this motion.

The vote was two yes, and zero no's

3. Old Business

A. Ryan Ranch land use Sodom Road

Chairman Holmes informed those present he had spoken with Ryan Ranch and informed him the Board was starting a review process of the Subdivision Regulation. No action would take place regarding the potential Subdivision violation until after this review.

B. Marijuana Ordinance

After a short discussion regarding the need to cancel the previously scheduled workshop, it was determined to set a new workshop date.

Member Abrams motioned to hold a workshop on March 9th immediately following the regularly scheduled Planning Board Meeting. Chairman Holmes seconded the motion.

The vote was two yes, and zero no's

3. New Business

A. Old Sumner Road Subdivision Pre-application

Ken Farrar representing A-1 Properties LLC, presented a pre-application packet for a nine-lot subdivision on Old Sumner Road. The Board Identified the items below as needing to be added or revised.

- * Two Test pits are required on each lot
- * Names of abutter across the road from the project on the print.
- * Topo needs to be a 5-foot version

Mr. Farrar also indicated the need for a waiver of Section 7.12 Access Limitation. The Board discussed this and agreed that they would need more information before taking any action.

The Board agreed a site visit would be needed and decided to have Chairman Holmes speak with the Town Manager regarding a date and time for the site visit to ensure all needed staff would be able to attend and notices to abutters have time to be sent out.

B. Subdivision Regulation review for amendments

Chairman Holmes informed the Board that after meeting with the Board of Selectmen and the Town's attorney, the Board of Selectmen had requested the Planning Board review the Subdivision Regulations and consider any needed amendments. The Planning Board agreed to take on this task and review the regulations before the next meeting and discuss them when they meet again.

4. Other Business

Chairman Holmes informed the Board he had received a resignation from Member Sevigny. The Planning Board is not the appointing Board, and the Board of Selectmen will need to accept the resignation at their next meeting.

5. Next Planning Board Meeting Date March 9, 6:00 PM

6. Adjournment

Member Abrams made a motion to adjourn at 6:46. Chairman Holmes seconded the motion.

The vote was two yes, and zero no's