

TOWN OF BUCKFIELD
PLANNING BOARD MINUTES
January 12th, 2022 / 6:00 PM

1. Call to Order and declare a quorum is present

Chairman Holmes called the meeting to order at 6:01 PM and declared a quorum was present. This meeting was a hybrid meeting with all Planning Board Members present in person and it was recorded via Zoom. (Note the recording was started approximately 3 minutes after it started because the Chair forgot to hit record.)

A. Elect a Chair

Member Abrams nominated Glen Holmes for Chair and there were no other nominations. Vote was 3-0 for Mr. Holmes.

B. Elect a Vice-Chair

Chair Holmes nominated Joan Abrams as Vice-Chair and there were no other nominations. Vote was 3-0 for Mrs. Abrams'

C. Elect a Secretary

Vice-Chair Abrams nominated Glenn S&***) as Secretary however he declined the nomination no other nominations were made.

Chairman Holmes made a motion to take item 3A out of order due to individuals in attendance for that item. This motion was seconded by Member Abrams. No discussion. Vote was 3-0

2. Old Business

A. Marijuana Ordinance

Chairman Holmes provided the Board Members with a draft of an ordinance from another community with the town name changed to Buckfield for ease of reading. The Board and those present discussed the next steps and what needed to be done. There were some questions regarding the timeline and process.

Chairman Holmes made a motion to hold a Workshop on January the 20th at 6:00 PM at the Town Office, this was seconded by member Abrams. The vote was 3-0.

3. New Business

A. Ryan Ranch land use Sodom Road

Chairman Holmes started by reading both the state and the towns definition of a Subdivision then read a timeline of when the property on Sodom Road was purchased by Ryan Ranch LLC thru January 8th when the Town Manager reached out to him to see if this was or was not a Subdivision. Mr. Doug Ryan, Principal of Ryan Ranch LLC was on the Zoom, Mr. Kingston Brown Town of Buckfield Code Enforcement Officer was on the Zoom Screen and Mr. Cor(*&&* an owner of one of the lots sold by Ryan Ranch LLC during this timeframe was present in the room.

The Board and the individuals involved had a discussion around the facts and the impacts of the events occurring during this timeline. The conversation ended with everyone agreeing to attend the next meeting to see what can be done to correct what appears to be the creation of a subdivision without going thru the process laid out in the Town of Buckfield Subdivision Regulations.

B. Loring Hill Land use discussion

Chairmen Holmes provided Tax map and diagram outlining the sale of lots on Loring Hill from Derrick Brooks to Robert Pierre and then a lot from Mr. Pierre to another individual which a question of subdivision came up.

Based on this review Member Abrams made a motion to have the Chair send a letter to Mr. Pierre stating that if the lots abutting his current land are merged with the new parcels this would not constitute a subdivision and such proof should be submitted to the Planning Board for review at the next regularly scheduled meeting in February. Motion seconded by Holmes Vote 3-0.

4. Other Business - NONE

5. Next Planning Board Meeting Date February 9th 6:00 PM

6. Adjournment -7:41 PM