

Holland Planning Board
Meeting Minutes January 16, 2007

Present: Lynn Arnold, Chris McCooe, Earl Johnson, Joanne May,
Steve Ross
Absent: Deb Benveniste
Also: Jack Keogh, Brian Johnson

The regular meeting of the Holland Planning Board was opened at 8:00. The first item of business was a public hearing to review amending the Holland Zoning Bylaws. The public hearing opened at 8:00pm. Amendments to Sections 4, 5, &7 were reviewed including changes to the Dimensional tables, adding a definition of self storage facilities, and changes to the number of houses that can be built on common driveways. The hearing was closed at 8:40.

David Roberts, Sr Engineer, of Jalbot Engineering appeared on behalf of Kevin Tighe of Wales Rd with an application for a common driveway as well as a proposal for a map change should the common driveway be allowed. There s discussion about the interpretation of the existing bylaw and the proposed bylaw changes at the earlier Public Hearing. Jack Keogh indicated that ,should he go forward with a the special hearing process for the common driveway, the individual building lot does not conform and would not be granted a building permit since each lot would not meet the frontage and acreage requirements stipulated for a building. In spite of this and understanding the process including the role of the Zoning Board of Appeals and building inspector, he indicated that they would like to proceed with the public hearing for the special permit. The hearing was scheduled for February 20, 2007 8:30. The notices will appear in the newspaper Feb 6 and 20, 2007.

Material for a two family home was given to the board by Craig Cormier. The existing home is an Agr/res district and, as such, requires a special permit. The hearing was scheduled for February 20, 2007 at 8:00pm and the notices will appear in the newspaper Feb 6 and 20, 2007.

The Board resumed discussion about the proposed Zoning changes . It was moved and approved all in favor to accept the proposed changes as is except for the removal of the one statement “(One of the lots must have a minimum of 300 feet frontage on a public or private road.)”. The Zoning bylaw changes proposal will be submitted 1/17/2007 to be included in the warrants to be voted upon at the town meeting currently scheduled for February 15, 2007.

It was moved and approved all in favor to allow Lynn F Arnold to sign the decision on behalf of the entire Planning Board.

The Board discussed the need to develop an "Estate" bylaw and would begin that process after the February meeting. This would probably require reviewing the common driveway bylaws in light of an Estate bylaw at the same time.

Due to the fact that we would not have a quorum on February 6, 2007 , it was moved and approved all in favor to cancel the February 6, 2007 meeting.

With no additional business at hand the Meeting was adjourned at 10:30 pm
Respectfully submitted,

Joanne May
CC: Conservation Committee
Zoning Board
Building Inspector

Selectmen
Board of Health