

Holland Planning Board  
Minutes Special Permit Public Hearing  
March 7, 2006

Present: Deb Benveniste, Lynn Arnold, Joanne May, Christine MCCooe, Steve Ross, Eric Johnson, Carl Johnson, Brian Johnson, Mrs Ann (Mickley) Beane (property abutter), and Fernando Martins-representing Palmer Beagle Club ( abutter)  
Earl Johnson recused himself to avoid possible conflict of interest.

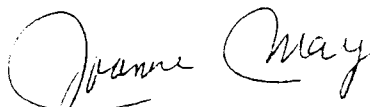
The Public hearing was opened at 8:00. Eric Johnson requested a special permit to put a common driveway through his property on Stafford Rd. ( DP 13995 pg 74, Tax Map 20-A-2 and 20-A-5- which is currently owned by Eric E Johnson and Amy E. Johnson). Mr Johnson presented the proper documentation describing the common driveway through his property. Referring to Zoning Bylaws for Common driveways (Sec 7.85 ), he addressed the sections specific to standards of construction (sec7.85.2) and alignment (Sec 7.85.3)

There is an existing , deeded , right of way to the property. Ann Beane expressed concern over the heavy equipment that might use her driveway ( the right of way) and damage it. She was assured the Right of Way would be returned to its current condition by the Johnsons if that happened. She expressed satisfaction. Fernando Martins representing the Palmer Beagle Club spoke . He objected to the land having additional houses built on it. His concern was that the beagle Club wants all the land abutting theirs to remain natural and that the common driveway might mean six (6) more houses. The club runs their beagles 24 hours a day and more houses might mean that those people would complain about the barking noise from the dogs. It was mentioned that Holland currently has a law against dogs barking at any time of day.

It was moved and approved all in favor to grant the special permit with the condition that any new deeds for the property specify that no more than three houses can be built on what is currently Mr Johnson's property. After acceptance of the ANR concurrently presented, no further subdividing can occur. Also, Mr Johnson agreed to conform to the Zoning bylaws that address the sections specific to standards of construction (sec7.85.2) and alignment (Sec 7.85.3).

The Special Permit hearing was closed at 8:35pm.

Respectfully submitted,



Joanne May

CC: Conservation Committee

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