

# **EXHIBIT-5**

## **HOLLAND PLANNING BOARD & BUILDING DEPARTMENT PERMITTING OF AGRICULTURAL USE MASHAPAUG ROAD HOLLAND FARM 1577.**

- A. FARM TO HOLLAND PLANNING BOARD PETITION COVER LETTER REQUESTING SITE  
PLAN REVIEW FOR AGRICULTURAL STRUCTURE BE WAIVED DUE TO ONGOING  
AGRICULTURAL USE.**
- B. NOTIFICATION OF WAIVER HOLLAND PLANNING BOARD.**
- C. PROCEDURE SHEET REQUESTING PERMIT TO BUILD AGRICULTURAL OUTBUILDING**
- D. PROCEDURE SHEET REQUESTING PERMIT TO BUILD FARMHOUSE**
- E. BUILDING PERMIT TO CONSTRUCT AGRICULTURAL OUT BUILDING**

James P LaMountain 14 Lakeridge Drive Holland Ma

Northeast Concepts/ Huguenot Farm

USDA Registered Farm # 1577 Massachusetts Farm # 3180

Holland Planning Board

27 Sturbridge Road

Holland Ma 01521

Greetings;

Please consider this letter as our request for a site plan review of our Agricultural out building located at 178 Mashapaug Road in Holland. This Building replaces a pre existing structure that was on our farm when we purchased it in 2006. I have enclosed a tax bill from that time to verify the building was on the tax roles when we purchased the property.

I would also call your attention to the dwelling we have started the permitting process for on the same parcel. The dwelling has a permit for an 8 bedroom septic system as well as a potable water well in place at this time.

Because the primary dwelling has not yet completed the permitting process a review by the planning board of our assessory out building has been requested by the building inspector who stated it is a town by-law.

I request this site plan review be waived or done informally as MGL 40a section 3 does not allow a municipality to prohibit reconstruction of agricultural structures. Also no by laws can prohibit agricultural use of land that is over 5 acres or zoned agricultural. This out building is required for our agricultural use.

Also as no site plan review is usually required for assessory use we would also ask the formal process be waived as this is a proposed out-building that is assessory to the current agricultural use of the property. In any case we would be glad to answer any questions the Planning Board may have and have provided the following for review.

Property Survey 10 copies

Site Plan 10 copies

Notice of intent plan 10 copies

USDA Farm Locus

5-A-1

Abutters list

2005 Tax Bill

Also enclosed is the Procedure Sheet with the septic and well permits for the primary dwelling.

We have anticipated possible questions the board may have and will try to address as many as we can in this letter.

The building inspector did verify the existence of a driveway/curb cut and the structures on the 2005 tax bill and did issue a house number 178 after he inspected the property.

The capacity dimensions of the retention recharge stormwater pond shown on the plan were calculated by Don Fredryk a professional engineer of Sherman and Fredryk land surveying to detain, infiltrate, and treat the runoff from the proposed structure.

The structure is not located in any wetland resource area or buffer zone.

We will utilize the pre-existing access and right of ways.

There will be no increase in traffic to the property to utilize the structure.

There is a second emergency access and egress to the structure on Chaffee/Chandler road.

There will be no retail sales to the public or public access to the proposed out building.

The assessor's out building will be utilized for the purposes of commercial agriculture and appurtenant use.

There will be no storage of hazardous materials or waste associated with this out building.

Feel free to contact me should you have any questions or require any additional information.

Sincerely,



James P LaMountain, Huguenot Farmer

1 Sept 2009

Huguenot Farms @ Bondet Hill circa 1687 USDA #1577

TheeDuke47@aol.com

413 245 4502

508 889 4619

21 August 2009

5-A-2



## TOWN OF HOLLAND

Holland, Massachusetts 01521

27 Sturbridge Road  
Corner of East Brimfield Road

T: 413-245-7108  
F: 413-245-7037

Northeast Concepts  
James LaMountain  
178 Mashapaug Rd  
Holland, MA 01521

September 21, 2009

Mr LaMountain

This is to notify you that, after reviewing the plans, the Planning Board voted on September 8, 2009 to waive the site plan review for your accessory building at 178 Mashapaug Rd. as it was drawn into the plans presented to us at the preliminary conference as part of your site plan application.

The Site Plan checklist was completed, noted to indicate that the site plan review was waived, and a copy given to you, Mr LaMountain, at that time.

For clarification, the Planning Board marked those additions to the plans that showed the accessory building and other changes to the property that were inserted after the previous ANR plans were signed by the Planning Board on 4/3/2007.

Sincerely,

Lynn Arnold  
Chair Holland Planning Board

5-B

## Town of Holland

### Recommended Procedure and Signature List

Form approved by Board of Selectmen for use with  
Building Permit Applications and other projects

**This form is not valid until numbered and signed by the Zoning Officer**

**INSTRUCTIONS:** This form should be completed for most projects before the various Town Boards and Departments may accept an application for your project. **Fill out Part One completely. Bring the form to the Zoning Officer.** The Zoning Officer will check your project for zoning requirements, and then he/she will let you know which boards or departments you must see. Part Three is to be completed by the boards and departments that will need to approve your project. **NOTE:** All inspectors, boards, commissions, and departments involved in project approval require that owners or authorized agents present their project request in writing accompanied by a site or plot plan.

#### PART ONE

Name of Owner Northeast Concepts Telephone 508 889 4619  
Huguenot Farm

Name and address of applicant if other than owner \_\_\_\_\_

James LaMountain Telephone Same

Owner's permission to have applicant represent him/her (signed) [Signature]

Property Information: Assessor's Map Block and Lot Number (located on tax bill) 10-A-6

Book & Page (located on tax bill) Book \_\_\_\_\_ Page \_\_\_\_\_

Zoning District (i.e. Residential, Business, etc.) Agricultural Residential

00 Mashapaug Rd.

Street address of property (House # and Street

name) Huguenot Farms

Description of work to be performed (Attach plan and additional pages if necessary)

Construct 36 x 48' agricultural  
Out Building.

Signed [Signature] Date 1 June 2009

#### PART TWO

To be completed by the Tax Collector or Zoning Officer

According to Tax Collector records, as of this date, there is is not tax delinquency in respect to this property.

Signed [Signature] Date 6/9/09

5-C-1



(To be completed by Town Boards and Departments)

Circled departments must review and sign off on project

Reason for approval/denial: Project requires a ~~Plot~~ Plan as per  
Zoning Bylaw Section 7.72

Signed \_\_\_\_\_ Date June 30, 2009  
Zoning officer

Assessors notified as per General By-law VIII.2: Lot location, size, type of building and estimated cost.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For Board of Assessors

Conditions: \_\_\_\_\_ (Attach additional conditions if necessary)

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For the Conservation Commission

Signed \_\_\_\_\_ Date \_\_\_\_\_ (Attach copy of well test and well completion report)  
For the Board of Health

Signed \_\_\_\_\_ Date \_\_\_\_\_ (Attach copy)  
For the Board of Health

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For the Board of Health

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Highway Surveyor

Signed Alvin F. Arnold Date 9-8-09  
For the Planning Board

Date Special Permit Granted \_\_\_\_\_ (Attach copy of Permit Signed by Town Clerk & *Registry of Deeds*)

Date Request Granted \_\_\_\_\_ (Attach copy of ZBA Decision Signed by Town Clerk & *Registry of Deeds*)

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Building Commissioner

5-C-2-

## Town of Holland

### Recommended Procedure and Signature List

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Building Permit Applications and other projects

**This form is not valid until numbered and signed by the Zoning Officer**

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#### PART ONE

Name of Owner Northeast Concepts Telephone 413-245-4502

Name and address of applicant if other than owner Huguenot Farms

14 Lakeside Dr. Holland Telephone 413-245-4502

Owner's permission to have applicant represent him/her (signed) [Signature]

Property Information: Assessor's Map Block and Lot Number (located on tax bill) 10-A-6

Book & Page (located on tax bill) Book \_\_\_\_\_ Page \_\_\_\_\_

Zoning District (i.e. Residential, Business, etc.) [Circled]

Street address of property (House # and Street name) 00 Mashapaug Road

Description of work to be performed (Attach plan and additional pages if necessary)

Construct Farmhouse

Signed [Signature] Date 25 Aug 08

#### PART TWO

To be completed by the Tax Collector or Zoning Officer

According to Tax Collector records, as of this date, there X is is not tax delinquency in respect to this property.

Signed [Signature] Date 8/25/08

5-D-1



**PART THREE**

(To be completed by Town Boards and Departments)

**Circled departments must review and sign off on project**

**ZONING OFFICER:** Project complies with Holland Zoning By-Laws: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Reason for approval/denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Zoning officer

**BOARD OF ASSESSORS:**

Assessors notified as per General By-law VIII.2: Lot location, size, type of building and estimated cost.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For Board of Assessors

**CONSERVATION COMMISSION:** Approved \_\_\_\_\_ Approved with conditions \_\_\_\_\_

Conditions: \_\_\_\_\_ (Attach additional conditions if necessary)

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For the Conservation Commission

**BOARD OF HEALTH:**

1) Well permit granted.

Signed [Signature] Date 6/9/03 (Attach copy of well test and well completion report)  
For the Board of Health

2) Septic System Disposal Works Permit or Repair Permit Issued:

Signed [Signature] Date 6/5/03 (Attach copy)  
For the Board of Health

3) Project approved for use with existing Septic System: System approved for \_\_\_\_\_ Bedrooms.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For the Board of Health

**HIGHWAY SURVEYOR:**

Driveway permit issued. Date: \_\_\_\_\_ (Attach copy)

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Highway Surveyor

**PLANNING BOARD:** Site Plan Approval Waived \_\_\_\_\_ Site Plan Approved \_\_\_\_\_ (Attach copy)

Signed \_\_\_\_\_ Date \_\_\_\_\_  
For the Planning Board

Date Special Permit hearing applied for \_\_\_\_\_ Signed (Town Clerk) \_\_\_\_\_

Date Special Permit Granted \_\_\_\_\_ (Attach copy of Permit Signed by Town Clerk & Registry of Deeds)

**ZONING BOARD OF APPEALS:** Date hearing applied for \_\_\_\_\_ Signed (Town Clerk) \_\_\_\_\_

Date Request Granted \_\_\_\_\_ (Attach copy of ZBA Decision Signed by Town Clerk & Registry of Deeds)

**BUILDING COMMISSIONER:** Date Building Permit Application Received \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_  
Building Commissioner

5-D-2



# BUILDING PERMIT

## Town of Holland

No. 09-046 Building Department Inspection Card Parcel ID 10-A-06

"Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c.142A)"

THIS MAY CERTIFY THAT North East Concepts Inc. DATE ISSUED September 15, 2009

has permission to Build a 36' x 48' Agricultural out Building (Barn)

located on Mechanics Road Bling. Insp. - Foundation Edgar to Beckley Rd

The person accepting this permit shall in every respect conform to the terms of the application on file in this office, and to the provisions of the Statutes and Ordinances relating to the Construction, Maintenance and Inspection of buildings in the Town of Holland and shall begin work on said building within 180 days from the date hereof and prosecute the work thereon to a speedy completion, not to exceed 2 years.

Any violation of any of the terms above noted is an immediate revocation of this permit.

Separate permits are required for Electrical, Plumbing, Gas, Mechanical installations and Signs.

**NO BUILDING SHALL BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING COMMISSIONER**  
A Certificate of Occupancy may be issued by the Building Commissioner upon return of this Inspection Card signed by all required departments.

Inspector of Plumbing

Inspector of Wires

Building Commissioner

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES

Building Commissioner Assessors Inspector Electrical Inspector

Jack Keough Bob Garon  
413-245-7108 x 113 508-347-3999

☒ Bling. Insp. - Framing

☐ Bling. Insp. - Insulation

☐ Electrical - Rough

☐ Electrical - Final

☐ Plumbing - Rough

☐ Plumbing - Finish

☐ Plumbing - Gas Piping

☐ Fire Dept. - Smoke & CO Alarms

☐ Fire Dept. - Heating System

☐ Fire Dept. - Fuel Storage

☐ Highway Dept. - Driveway

Assessors

Fire Inspector Plumbing Inspector  
Paul Mimeault George Wolstencroft

413-290-8801 (Pager) 508-248-6006