

Holland Planning Board  
Meeting Minutes January 16, 2007

Present: Lynn Arnold, Chris McCooe, Earl Johnson, Joanne May, Steve Ross

Absent: Deb Benveniste, ~~Joanne May~~ *Joanne May*

The regular meeting of the Holland Planning Board was opened at 8:00.

The first item of business was a Special Permit public hearing for Craig Cormier. The public hearing opened at 8:00pm. and closed at 8:25.

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

David Faist , of Faist Engineering in South bridge appeared with Anthony Grossi of New England Land and Lumber ( NELL) to discuss what would be required from the Planning Board to use the commercially zoned land of Mr Grossi as a parking lot for Lumber storage ( an interim use) as well as the business of excavating gravel , processing it and removing it. Jack Keogh, Building inspector was asked to join the discussion. The schedule of use table in the town bylaws indicate what is allowed and which of those require special permits . If it is not listed , it is not an allowed use .Under any conditions of approval the Board would stipulate that the trucks could not go through the town of Holland The Board indicated that if his request required special permits and site plans would hold them at the same time and where possible consolidate the special permit.

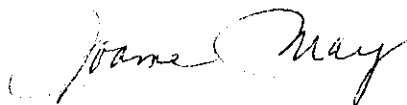
The Board discussed some possible future Zoning changes including the need to develop an "Estate" or reduced frontage bylaw and one for in-law apartments. A copy of the reduced frontage bylaw from Charlton was left with Jack to comment on. Lynn will contact the Pioneer Valley Planning Commission for sample of both the reduced frontage lots and in- law apartments in towns similar to ours. This would probably require reviewing the common driveway bylaws in light of an Estate bylaw at the same time. The Board also agreed to change a conflict in the existing bylaw Sec 7.52 pg 38 #F.

Earl agreed to look into the minutes and review the language used when passing the new commercial zone bylaw.

Minutes from the meetings on Dec 6, 2006 and January 16, 2007, and the public hearing held January 16, 2007 were read. It was moved and approved all in favor to accept as written

With no additional business at hand the Meeting was adjourned at 9:30 pm

Respectfully submitted,



Lynn Arnold

CC: Conservation Committee

Zoning Board

Building Inspector

Selectmen

Board of Health