



MINUTES
Tues., Nov 2nd, 2021 5:00PM
Select Board Meeting
Town Hall
27 Sturbridge Rd.
Community Room – 1st Floor

Meeting called to Order at 5:00 PM, by Bettina Schmidt

Select Board members in attendance: Bettina Schmidt, Clelland Johnson

Select Board member remote: James Whalen

Others in attendance: Stacy Stout (Town Admin), JoAnne Higgins (Principal Assessor), Cynthia Poirier (Assessor Board Chair)

Others remote: Ernie Fancy, Denise Knight

1. Town Of Holland Tax Rate Classification Hearing – J Higgins provided summary documents
 - a. LA4 - Assessors Classification report – breakdown of town properties (documents available for details)
 - i. Points of interest: 707 vacant parcels or land with outbuilding only; 11 parcels in commercial use code, 4 in industrial, 32 chapter land
 - ii. 206 parcels of exempt properties
 - iii. 500 personal property – vast majority of 501 is 2nd homes; tax based on 4% of value of structure (not total value) – accepted method by DOR
 - b. Detailed LA4 - Interesting is ratio of land to buildings
 - i. Concern for properties valued and categorized as developable but do not meet current zoning requirements; Town should consider another category of zoning in congested areas; weakness that those props cannot be developed, maybe allow smaller homes; could use some for parks
 - ii. Use for parks would require maintenance, surveillance, etc.
 - iii. Historically when things are good and tax rates are palatable people don't want change; when things start going up people want more revenue but not a good time to do it because usually means economy isn't in good place
 - iv. Town has shortage of affordable housing; supposed to have 10% according to MGL
 - c. Classification Tax Allocation FY22 form – part of recap sheet; need to determine residential factor and whether Town will give any exemptions
 - i. Small business exemptions – very small commercial (not all business, just coded as commercial) – Assessors recommend voting No
 - ii. Residential exemptions – 95.8379% - would not be good for Holland; those are designed for larger populations – Assessors recommend voting No
 - iii. If we split tax rate, would over-burden small businesses
 - d. Town gained excess levy capacity of \$57,000 in last year

Recommendations for Classification of Tax Allocation FY22 to remain same as previous year:

- Residential Factor – 1.000000
- Adopt Senior Means Tested exemption – No
- Adopt small commercial exemption – No

Motion 110201 to vote No to senior means, small commercial and residential exemptions made by B Schmidt, 2nd by C Johnson

Question from J Whalen: What information is known about senior means tested exemption

Response From Assessors Board: there are 0 eligible parcels and town did not adopt at Town Meeting

Select Board vote: all in favor - Yes

Motion 110202 to keep residential factor at 1.0 made by C Johnson, 2nd J Whalen; all in favor - Yes

Request by C Poirier for Joint meeting between Assessors Board and Select Board in January to:

- Promote awareness on available adoptions and impacts on Town financially
- Discuss Assessors Board budget
- Discuss importance of maintaining the stability current Principal Assessor has brought

Classification hearing closed by B Schmidt at 5:19pm

2. Approval of Minutes – 9/7/2021

Motion 110203 to approve minutes for 9/7/2021 as written made by C Johnson, 2nd by J Whalen; All in Favor - Yes

- ## 3. Hamilton Reservoir Special Use permit request 6/12/22
- a. Forge Pond Bass Club
 - b. Bass fishing 6:00am – 3:00pm
 - c. 8 vehicles, 8 boats

Motion 110204 to approve Hamilton Reservoir special use permit for Forge Bass Club on 6/12/22 made by C Johnson, 2nd by J Whalen; All in Favor - Yes

4. Town of Holland sign – too rotted to salvage after removal for sidewalk; was an article put forth last year that was passed over; Asst TA getting quotes so it can be considered as an article for FY23 if desired
5. Appointments - none
6. Board/Committee Applications
 - a. All Boards Clerk (ABC) drafted an application for public interest in serving on boards/committees/commissions
 - b. C Johnson to create webform using template from ABC
7. Town Hall Holiday Schedule and Hours
 - a. Christmas falls on Saturday, 12/25/2021 and New Year's Day falls on Saturday, 1/1/2022. In accordance with our personnel bylaws, 4.2 *Any holiday falling on a Saturday or Sunday shall be given on the day as determined by the Board of Selectmen.*
 - i. Christmas – Treasurer recommends closure on Thurs 12/23
 - ii. New Year's Day - holiday closing on Mon 1/3/2022
 - b. Addition of Juneteenth as a legal MA Holiday - Article for Town Meeting for a bylaw update

- c. Town Hall hours on Tuesdays – no Depts open after 2:00PM; safety concern with only one person alone in a building that is open to the public. Propose Tuesday Town Hall hours to 9am – 2pm and evening hours on meeting nights; TA work usual hours.

Motion 110205 made by C Johnson to accept Town Hall schedule as proposed, 2nd by J Whalen, all in favor - Yes

Action: TA to create website announcement communication on new hours and promote drop box

8. Approval of Warrants – none to approve
9. Leno Rd culvert – work to begin next week, anticipate 2 weeks to complete
10. Thank you from Holland Aqua Riders
 - a. TA read thank you email from Aqua Riders of Holland, Water Ski Show Team
 - b. TA to send congratulatory letter
11. Chair thanked PTO and PD and FD on awesome Trunk-or-Treat and thank FD on fantastic open house and express appreciation for their volunteerism

Motion to adjourn made by Chair at 5:33, 2nd by C Jonson; all in favor - Yes

Motion to close meeting made by B Schmidt, 2nd by J Whalen; Roll call vote: J Whalen Yes, C Johnson-Yes, B Schmidt-Yes

Meeting adjourned at 6:35 PM

Respectfully submitted, Stacy Stout, Town Administrator