

Holland All Boards
Meeting Minutes July 20, 2006

Present: Deb Benveniste, Lynn Arnold, Earl Johnson, Sarto Caron, Pat Caron, Howie Fife, Heather Blakely Mary Vandenberg, R. Hilbig
Meeting was opened at 7:00.

The All Boards meeting convened to discuss jointly approaching some of the more challenging situations appearing before the boards. The first example discussed was Property on Alexander Rd. The owner first appeared before the Planning Board requesting an ANR (authorization not required) to divide the property into three building lots with one large parcel remaining. There was no legal reason to deny the ANR as he had demonstrated both the required 300 ft frontage and minimum 3 acre lot size. He then went on to conduct “legal” perks tests during which there was much devastation to the entire property . Finally, by invoking the National Heritage Law the town was able to stop any further damage.

The following Possible future solutions were discussed:

- Amending the Zoning Bylaws so that ANRs can; require wetlands to be delineated; demonstrate that a certain percentage be uplands; and require that Conservation agrees. Sturbridge, Charlton, and Monson already have similar bylaws Be to check..
- Allowing only to perks per year, we have no limit (Sturbridge currently allows only two.
- State Zoning Reform – possibly requiring that a property be perkable first.
- Make ANRs more environmentally friendly Ex Z – Shape factors and perimeter ratios.
- The Planning Boards agreed to alert other Boards to ANRs, most get maps after the ANR has been approved. The Board of Health will get a copy of the form (not the map)
- Planning Board will also notify Boards of Hearings. If no one is able to attend and notifies the Planning Board they can continue the hearing for up to 30 days.
- The Bd of Health doesn’t currently require a pink sheet (Indicating that the taxes have been paid) before a perk test is allowed. Heather indicated that Arthur does check.
- The Possibility that the Board of Health makes bylaw changes requiring that on a new lot perk testing be contingent upon creation of a driveway (a permit and everything else that entails)
- Have Howie present for all perk tests
- Set new procedures and file them with the Town Clerk – Howie to draft the new procedure that the applicant must present a procedure sheet with Conservation’s sign off for a perk test permit.
- Use the virtual Town Hall – general category for the “General Guide to Permitting ad Licensing Process, and add it as a link from each board’s site.
- Also add a Link to the Opacum Land trust site.

The joint board members discussed property on Sandy Beach Rd where it appears there building and digging possibly a septic –and no know ledge by the boards. Also discussed was Tom Baldazar’s 2 car garage on the edge of Sandy Beach with a leach field next to it – there is a hearing this week. ZBA approved it with Tom Gillis “Change of Use of a nonconforming lot. The special permit goes with the sale of a lot. But they can require an engineered drawing for the septic. The concern is also about the water runoff from Stoney Hill.

Decks are part of the footprint and are allowed by right if it meets the setbacks. Escape Estates retention basin change is still not completed. Although the Planning Board has the covenant they required, they have not filed a completed deed with Conservation or the Town.

Reviewed the history and current status of the Huegenot Farms situation.

Building Procedure sheets are on the shared server. Howie has access.

The Meeting was adjourned at 9:15 pm

Respectfully submitted,

Lynn Arnold
Ch.Planning Board