



Planning Board of the Town of Holland  
27 Sturbridge Road  
Holland, MA 01521



## Minutes of May 23, 2023

### Members:

Charles Furst  
Bill Robertson  
Peter Frei  
Kyle Merolla  
Robert Parron  
vacant

### Function:

Chair person  
Secretary  
Member  
Member  
Member  
Associate member

### present:

18:06 – 19:28 hours  
yes  
yes  
19:10 – 19:28 hours  
yes

### Other individuals present:

Ernest Fancy, representing the Board of Selectmen  
Sean Obrien, he is interested in becoming an associate member of the Board.  
Brian Poitras, Director, Portfolio Manager at [GFI partners](#).

**Call to Order:** Charles called the meeting to order at 18:06 hours, followed by the pledge of the legion.

**Old Business:** Continuance of the discussion how to present the bylaw changes to the town's voters at the annual town meeting which will be taking place on May 30<sup>th</sup> and not on May 16<sup>th</sup> as mandated by the General Bylaws of the town.

Especially the change to bring the zoning bylaws in conformance with FEMA requirements in regards to the updated floodplains regulations is important, and the board is concerned that the voters would not see its importance. In order for the community's homeowners to get/keep FEMA flood-insurance if they need it, the town has to vote in favor of the bylaw changes. Bill and Robert will present the article on the town warrant to the present voters.

### New Business:

Bill briefed the rest of the members about the "Virtual Mapping 101 Workshop" in which he participated online earlier this day between 10:00 and 12:00 hours. The workshop was organized by FEMA; here a link to the FEMA website with more information about the [Region 1 Virtual Mapping 101 Workshop](#).

Brian Poitras attended the meeting and stated that [GFI partners](#) is in the process of buying the property [parcel # 7-C-2.9 , GisFullNumber, M 147188 865041](#), with address Butterworth RD (the property has actually no access to Butterworth Rd, but Mashapaug Rd.) Current owner is Verdant Grove LLC, located in Minneapolis MN. The property has an area of 73.83 acres and is assessed at \$133,300. Peter asked Brian Poitras what GFI's intentions were with the property. Brian was not forthcoming and did not know or tell the board what the plan was. He was interested about learning the history of the property. After Brian left, he return after a while and had specific questions about getting gravel out of the property.

Charles and Robert, both with a lot of experience in construction, including moving dirt and gravel, informed Brian that he would have to get the necessary permits to run a gravel pit but that the Board would be welcoming his business.

**Other Business:** Ernest briefs the members of the board; the [warrant](#) for the upcoming annual town meeting is approved by town counsel. Short discussion ensues. There is a fear that somebody could ask to table article 22 of the [warrant](#) with the bylaw changes as it happened with other proposed articles during last years annual town meeting. Peter suggests to follow Robert's Rules of Order. Ernest thinks that Roberts Rule of Order do not apply and instead other rules apply but he could not specify the rules he thinks apply. Ernest will look into it. In article 22, of the [warrant](#), FIMA is falsely referred to as FIRM, in the sentence, "The updated language must be adopted in order for residents to continue to be able to participate in the FIRM flood insurance program."

**Adjourned:** 19:45 hours Bill moved to adjourn, Robert seconded, all present in favor.

May 25, 2023, written by Peter Frei, member, on behalf of Bill Robertson, secretary.