

MAR 20, 2024 Meeting Notes

Tuesday, April 2, 2024 4:27 PM

Planning Board Meeting Minutes

Meeting Date: WEDNESDAY 20 MAR, 2024 Call to Order: 6:00 PM

Meeting location: Town Hall, 27 Sturbridge Road, Holland, MA 01521, 1st floor 2nd door on right.

Call to Order

1. Pledge of Allegiance: **“I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.”**
2. Roll Call
 - i. Charles Furst – Present
 - ii. Bob Paron - Present
 - iii. Peter Frei – Call In
 - iv. Kyle Merolla – Absent
 - v. Bill Robertson – Present
 - vi. Ernie Fancy (BOS REP) – Present

Continuing Business

1. **Approval of Available Minutes** - No meeting minutes to approve.
3. **Member Interests and Concerns**
4. **Review new task list items**
 - a. No actions
6. **Discussion of Open Items**
 - a. SPECIAL CONSERVANCY
 - i. Bob Paron makes motion to add Special Conservancy content as found in the 2013 ByLaws back into the version of the Bylaws as found on the General Code website (eCode)
 - ii. Charles Furst Second
 - iii. Roll Call Vote
 - i. Bill Robertson - Aye
 - ii. Bob Paron - Aye
 - iii. Charles Furst - Aye
 - iv. Peter Frie - Aye
 - v. UNANIMOUS
 - b. PLANNING BOARD ARTICLES FOR SPRING TOWN MEETING
 - i. Bob Paron makes motion for Board to create and submit Planning Board Articles for consideration at Spring Town Meeting. Bill Robertson to produce and forward to BOS
 - i. Article 1 - To see if the Town will Vote to Renumber and reaction the Zoning Bylaw of the Town by (a) designating the Zoning Bylaw as Chapter 240 of the code of the Town of Holland; (b) renumbering each subsection and subsection of the bylaw accordingly; (c) inserting article, section and subsection titles; and (d) updating internal references to reflect the new numbering system, all as set forth in the Final Draft of the Code of the town of Holland dated July 2023, on file with the Town Clerk, or what it will do in relation thereto.
 - ii. Article 2 - To see if the Town will vote to adopt the following changes to the Zoning Bylaw as set forth in the Final Draft of the Code of the Town of Holland dated July 2023, on file with the Town Clerk, or what it will do in relation thereto.
 - 1) General Revisions:
 - a) Proper nouns are capitalized; other nouns are lowercase. The word

"Town" is capitalized through when referring to the Town of Holland.

- b) Numbers on through nine are written out; numbers 10 and above, fractions, decimals, and dates appear in numeric format.
 - c) Unit modifiers are hyphenated.
 - d) Whole dollar amounts do not include the "cents" places.
 - e) Incorrect grammar and missing punctuation are made consistent.
 - f) References to the Massachusetts General Laws are standardized to the following format: MGL c __, S __.
 - g) The Terms "Board of Selectmen" and "Selectmen" are amended to read "Select Board"; the terms "adult use", "adult entertainment use" and "adult entertainment business" are amended to read "adult entertainment establishment", the terms "occupancy permit" and "occupancy certificate" and amended to read "certificate of occupancy"; the terms "Zoning By-Laws", "Zoning By Laws" and "Zoning Ordinance" are amended to read "Zoning Bylaw". References to "935 CMR 502.000" are deleted.
- iii. Article 3 - To Add Special Conservancy Content from 2013 published version of the Town's Bylaws back into the General Code Proposed Version of the Editorialized ByLaw
 - iv. Article 4 - To edit the Town's Marijuana Bylaw with detailed content to be provided shortly.
- ii. Charles Furst Second
 - iii. Roll Call Vote
 - i. Bill Robertson - Aye
 - ii. Bob Paron - Aye
 - iii. Charles Furst - Aye
 - iv. Peter Frie - Abstain

7. **New Business**

- i. Peter made Point of Order
- ii. Peter Frei made a point of order - He further claims that the Town never adopted the Subdivision Control Law, MGL c.41, ss 81K -81BB by following the requirement mandated under c.41, s.81N. Furthermore, since the town never adopted the Subdivision Control Law, the Town's RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND introduced based on c.41 is outside the law too.

8. **Review of Possible Future Agenda Items**

- a. No actions

9. **Pay Bills**

- a. No actions

Bob Paron: Motion to close the meeting, Furst 2nd, all voted in favor