

Holland Zoning Board of Appeals
Meeting Minutes

Date: August 22, 2018

Present: Don Beal, Chairperson, Scribe
Ron Seaburg, Secretary
John Stevens, Member
Mark Mitchell, Associate

7:00 PM The Minutes for August 8, were read and accepted.
Ron made a motion to purchase a recording device for board use, not to exceed \$80.00 dollars. Motion passed.
General Board business was discussed.

7:30 PM Special Permit Request
Rich and Kathy Polverari
7 Sunset Lane R11-B-04 Book 4795 Page 321

The petitioners presented all documents required and explained their project. They want to extend the roofline over the front porch and enclose the area. Also, they want to extend the side wall of the house near the garage to expand the living space of the house.

A site visitation was scheduled for Saturday, August, 25 at 8am.
A continuance was scheduled for September 12, at 7:30 PM.

8:00 PM Brian and Robert Zielinski
50 Stony Hill Road R35-C-04 Book 8853 Page 292

The petitioners want to demolish the existing house and rebuild on the same footprint adding a deck but keeping within the setbacks allowed.

Abutters present wanted clarification about which house was under review; and others present wanted assurance that the road would not be blocked by construction crews as had happened in the past.

A list of abutters is attached.

A site visitation was scheduled for August 25, at 8:30 am.
A continuance was scheduled for September 12, at 8PM.

8:30 PM Request for a Finding/Determination Continuance
Mindy Wills
18 Craig Road R21-A-10

Mindy presented the Board with the documents the Board had requested and described them in detail.

The documents requested were:

1. Proof of Holland 300 Ft. buffer zone to a school. Ron noted he could still not find this information in the Holland By-Laws.
2. A property map.
3. Water use/disposal projections.
4. Wast removal.
5. Projected estimated real estate value changes.
6. Police and fire access plan.
7. Redrawn all inclusive basement cultivation diagram.

Also, Mindy, included a statement of her financial start-up hardship.

Abutters in attendance were:

Preston and Elizabeth Gilpatrick, 21 Craig Road
Amber Boucher, 14 Craig Road

Others attending the hearing were:

Rick and Val Lundin
Ernest and Bonnie Fancy

At approximately 9PM, Ron made a motion on a determination/finding by the ZBA regarding Mindy Wills' request to allow a Tier 1 Marijuana growing facility in the basement at 18 Craig Road as a home business being approximately 400 sq.ft. and not exceeding 543 sq.ft. The motion stated: "I move that the ZBA reject the proposal because the growing site is approximately 270 feet from the Holland Elementary School, which is well within the 500 foot buffer zone required by the State of Massachusetts.

Allowing this activity would violate State Law and make the property more detrimental to the neighborhood".

Don seconded the motion. The Board discussed the motion. John asked that the last sentence be re-read again, and more discussion. The Board voted on the motion. All members voted yes on the motion. Motion passed.

9:15 PM Don moved to adjourn. John seconded the motion. Motion passed.

CC: Town Website, ZBA file.

Submitted by:

Ron Seaburg, Secretary