

MINUTES
Tues, January 16, 2024
Select Board Meeting – 5:00PM
Town Hall Community Room 1st Floor & Virtual
27 Sturbridge Rd.
Holland, MA 01521

Select Board Members in attendance: James Whalen, Ernie Fancy, Kate Landers

Others in attendance: Stacy Stout (Town Administrator), Karen Peret (Finance), Cari Robertson (LOC), Bill Robertson (Planning), Kyle Merolla (Planning), Peter Frei (Planning), Bob Parron (Planning)

Meeting called to order by Chair at 5:00 pm

1. Pledge of Allegiance
2. Approval of Minutes – 12/19/23 and 1/2/24 - Tabled
3. Mashapaug Road update – No update.
4. Appointments – None
5. Hamilton Reservoir Special Use Permit Requests
 - a. 05/18/2024 – Bass Fishing, Central Mass Bassers, 7:00am – 3:00pm, 8 veh/boats

Motion to approve the Special Use Permits for 5/18/2024 by E Fancy, 2nd by K Landers; All in favor, Yes

6. Town Administrator Report
 - a. Unpaid Town Bills – Zoning Board of Appeals and Planning Board have caught up on their overdue bills. Recreation has outstanding bills but the Accountant has said that Stacy can sign their bills going forward. Board of Health still have an outstanding bill from August that needs to be paid.
 - b. Landfill – There are no service records for when the landfill was last maintained. It must go to the Board of Health to have maintenance done.
 - c. Website update – Shannon Boyce who is our Municipal Clerk will be taking on the website admin going forward. She will be prioritizing needs to be done to make sure the information on the website is updated and consistent. Civic plus is sunsetting the version we have, we will be upgraded by the end of the year.
7. Select Board Communications –
 - a. Flag flying webinar – Ernie attended. There commonalities across Mass were discussed. It is best to have a policy in place for it.

- b. 16 Kimball Hill Road – James sent a follow up to Brian.
 - c. Town Counsel notified us about their upcoming FY25 rate increases.
8. Business License Application - There is a contract lease for prior Diane’s Villa Nova, the person will want to start the application process as soon as possible. We need to get the applications and process ready.
9. Bi-Weekly Warrants for Approval
- | | |
|---------------------|--------------|
| a. FY24-14A Payroll | \$2040.00 |
| b. FY24-14 Payroll | \$149,832.94 |
| c. FY24-14 AP | \$143,901.71 |
| d. FY24-13 WTH | \$47,333.03 |

Motion to approve all Warrants as read by Ernie Fancy, 2nd by K Landers: All in favor, Yes

10. Board/Committee/Department updates

- a. Finance Board update – They put out the budget requests that were due by January 10, 2024. They have only received 7 out of the 32 they asked for. They will send the SB who has submitted theirs so far.
- b. Lake Oversight Committee update – The next meeting has been moved to Monday February 12, 2024 from their usual 1st Tuesday of the month. The priority is getting the weed treatment bid information ready to bring to the Select Board, in preparation for going out to bid.
- c. School Committee – Karen Peret and James attended the meeting. They are working on the first draft of the budget. It is mostly level funded. New hire positions have caused a rise in cost. The special education had a large unexpected cost for a new move in to the district. Otherwise, it looks fairly straight forward.

Joint Meeting with Planning Board opened at 5:25 pm

11. Canna Mountain Cannabis Project Update – Planning Board had a discussion to help with understanding where they are on the application process. They have approved the site plan, which was the first step in the process. They have been working on using the Town bylaws and MGL to find out the requirements for the next steps to move this process forward. The Planning Board wants to make sure they protect the interests of the Town and its residents. They want to make sure they take the Canna Mountain plans and communicate them with the Town. Any correspondence received from residents will be discussed at the next Planning Board meeting. Planning Board decides what Special Permits are approved. Planning Board member Peter Frei

presented an explanation of the Special permit and site plan process which included definitions, regulations and procedures and the appeal process. Cari Robertson stated that there is a difference between the property owner and the applicant. She spoke about the zoning and assessed values of the property compared with the neighboring property.

Questions:

1. Dick Haller - asked if the meeting with the Town counsel has been scheduled yet. A- No not yet.
2. Ron Seaburg - have the boards and departments been notified? A – not yet.
3. Erin Francis – How and where can residents find a summary of the information? A- The next Planning Board meeting will be answering questions.
4. Kathy McKenna – could you clarify the process. A- Planning Boards role is to review the site plan and issue the special permit. There will be another meeting to discuss the research on the special permit process and address the concerns they have received.
5. Kate Landers asked is there are 90 days after the site plan was approved to then approve the Special Permit? No. The applicant has agreed to keep it open because it was such a complex situation.

Ernie stated that this not a one- or two-week process. They want to make sure all the concerns and requirements are met. There is no specific deadline. The public is encouraged to attend the Planning Board meetings and have their concerns addressed.

Joint Meeting with Planning Board closed at 6:45 pm

12. Board/Committee/Department updates continued

- d. ByLaw Committee update – No Update.
- e. Planning Board update – There were concerns about the site approval that were brought up by the Trails committee. They asked if the recreation/Sichol property existed before the application was submitted. The site approval says the host agreements are with Canna mountain but that is not true. These will be discussed at the next Planning Board meeting.
- f. PVPC –No Update.
- g. Cable Commission – We have had someone express interest on being on the cable commission. They will reach out to the Select Board office.
- h. Highway Department – the underground storage tank documentation has had issues getting submitted. The 319 Grant quarterly report is due. Highway is doing a great job with all the storm and plowing.

13. Bylaw/Policies – Tabled

14. Business License Process – Tabled

15. Town Administrator Report continued

- a. Budget – The Select Board discussed the upcoming Budget.

16. Upcoming Meetings

- a. January 30, 2024 – meeting to discuss Budget
- b. February 6, 2024 Regular Select Board meeting
- c. February 26, 2024 meeting with Senator Fattman

17. Public Comments – None

Chair Closed Meeting - Meeting Adjourned at 7:35 pm

Respectfully submitted by Jennifer Gumlaw