

Town of Holland  
Planning Board  
6 July 2021 at 6PM  
Community Room

**Members Present: James Whalen, Peter Frei, Dori Ference, Charles Furst**

**Others: Albert and Joan West, James LaMountain, Kristen and Brian Johnson, Felicia Witt.**

**Meeting call to order at 6:21PM**

**Reorganization of the Board**

1) Secretary

**Discussion about other members taking up tasks to help the Secretary not be overwhelmed with other duties that need to be done. Chuck will take over checking mail, Peter will check e-mail, each member will take up Special Permit Applications on a rotating basis.**

**Kyle moved for James to be Secretary, 2<sup>nd</sup> by Dori. AIF**

**Old Business**

1) Payroll Vouchers

**Dori and Peter signed their vouchers, gave to James to deliver to the Treasurer.**

**Public Hearing 6:30PM**

1) 166A Stafford RD

a. Accessory Dwelling Unit

b. Review that Abutter's notices went out, hearing published in Southbridge Evening News 2 times prior to start of hearing.

**Kristen and Brian Johnson were the only abutter's present. Question was asked by the abutter's if Peter would recuse himself, Peter replied he would not and gave additional response to that as well.**

**James presented on the Town's current definition of "Frontage" for everyone to understand as that seemed to be the main issue of concern. Peter and Mr. West also discussed previous legal issues and court cases that have come up previously before this Special Permit application.**

**Peter presented, and asked to be part of the record (granted), his information and research into frontage requirements. Peter made the argument that the current common driveway on the property subverts the subdivision bylaw (2006).**

**Kyle asked about the lots abutting the driveway, if there was a right of use to the abutting lots to have an easement or other access to that driveway. According to Mr. West's deed the lots do have that access.**

**Brian Johnson spoke on the history of these lots, seems there is also interest here in the past on "cluster zoning" type of planning.**

**Dori moved to continue the Public Hearing to July 13, 2021 at 6:00PM, James 2<sup>nd</sup>. AIF (Note: Due to a scheduling issue, those who post agendas were not available before the 13<sup>th</sup>, this hearing was continued to July 20, 2021 at 6:30PM).**

**Peter moved his memorandum, as part of his prior presentation during the hearing, be reviewed by Town Counsel for an opinion. No 2<sup>nd</sup>, motion declared dead by the Chair.**

### **New Business**

- 1) Planning Board Appointment to Pioneer Valley Planning Commission

**Dori spoke about the PVPC arrangement with the Town and how that works and what the benefits are. James spoke to his experience as well.**

**James moved that Dori be appointed as Town Commissioner to the PVPC, 2<sup>nd</sup> by Peter. AIF  
Peter moved that James be appointed Alternate Commissions to the PVPC, 2<sup>nd</sup> by Dori. AIF**

### **Correspondence**

Mail, Expenditure report

- 1) Reimbursement for James
  - a. Planning Board Revolving Account: Voucher for Abutter's notices

**Kyle signed the voucher with no objections.**

**James moved to adjourn at 7:36PM, 2<sup>nd</sup> by Dori. AIF.**