

Holland Zoning Board of Appeals
Meeting Minutes

Date: August 8, 2018

Present: Ron Seaburg, Secretary, Acting Chairperson
John Stevens, Member
Mark Mitchell, Associate

Absent: Don Beal, Chairperson

7:00 PM Ron called the meeting to order. The Minutes for July 25 were read and accepted with changes noted.
General Board business was discussed.

7:30 PM Determination Request

Mindy Wills
18 Craig Road. R21-A-20 Book 14950 Page 560

Mindy requests a Determination, Finding, for a home occupation, Tier 1 Marijuana Cultivation business of approximately 400 square feet, to be conducted in the basement at 18 Craig Road.

Mindy explained her proposal which was also written in a letter to the Board, and explained in detail in a Proposal For Business Approval, for Colonial Cultivation, Inc. for which she is President, dated June 12, 2018.

During the 90 minute session considerable topics were discussed. Among the topics discussed were the apparent Holland, 300 foot buffer zone of a Medical Marijuana Dispensing facility to a school. Ron didn't have that information. It was made clear to Mindy that the 300 foot distance, if true, was not under consideration because she would be applying for a Cultivator License and the buffer zone distances might be different. It was also noted that since the Town of Holland does not have marijuana cultivation buffer zones defined, that the by-laws established by the Commonwealth would be in effect. In this case a 500 foot buffer zone distance as measured from the growing site to the school grounds property boundaries would be the standard.

Mindy then read the requirements to obtain a variance. Mindy described her lot and felt she would qualify under a financial hardship petition. She said it would be better for the neighborhood if she got approval since she would then have funds to make improvements to the house.

The Board questioned the efficiency of the reverse osmosis filtration system removing toxins that might find their way into the water table whenever flushing out the system. Also discussed were house values and visibility of mandated requirements.

The Board then asked the abutters present if they had any questions. Abutters speaking were: Preston (Patsy) and Liz Gilpatrick, and Robert Trembly. Also present were Val and Rich Lundin, and David Kowalski, and others. Some questions asked were: how secure was the house, would emergency personnel have access, would a generator provide power to ensure alarms were active during an outage, who will be enforcing State mandated regulations, would children be present in the house, how would

anyone know if toxins were leaching into the ground or lake, the facility is too close to the lake, what would be the frequency of traffic entering and leaving the house, what would be the amount of water usage for the system on a daily basis and how frequently would the water be flushed from the system.

Mindy said she would return with the following information: the reverse osmosis filtering values, a plot plan, a complete workspace diagram, realtor disclosure responsibilities, emergency access design, and the 300 foot buffer zone requirement for a Medical Marijuana Dispensary as found in the Town of Holland by-laws.

A Continuance was scheduled for August 22 at 7:30 PM.

9:00 PM Ron moved to adjourn. Mark seconded the motion. Motion passed.

CC: Town Website, ZBA file.

Submitted by:

Ron Seaburg, Secretary