

**Holden Board of Selectmen  
Town Meeting Minutes  
May 16, 2011**

**6:15 PM**

**WRSD**

**Present:** Chairman Robert Lavigne, Anthony Renzoni, James Jumonville, Ken O'Brien, Kenneth Lipka

**Others**

**Present:** Nancy Galkowski, Town Manager  
Jacquie Kelly, Assistant Town Manager  
Pam Harding, Senior Town Planning  
Robert Martin, Town Counsel  
Elizabeth Helder, Recording Secretary

Chairman Lavigne opening the meeting at 6:15PM.

**1. Warrant Article Votes**

The Board discussed the Warrant Articles being presented by the Planning Board at Town Meeting. The Town Manager said that Warrant Article 29 had been unanimously approved by the Planning Board

Motion by Sel. Renzoni, seconded by Sel. O'Brien, it was **UNANIMOUSLY VOTED TO ENDORSE WARRANT ARTICLE 29.**

The Manager said Warrant Article 30 was a technical amendment to a 2010-warrant article that was already approved by the Selectmen.

Pam Harding, Senior Town Planner spoke to Warrant Article 31. She said amendments submitted by the Conservation Commission would broaden the definition of the bylaws and make the bylaws more specific than the state standards. Sel. Renzoni asked how the amendment would help the town? Ms. Harding said the proposed amendments would help the ConCom enforce the bylaw regarding vernal pools. The Manager added it would help both the ConCom and applicants. The Conservation Commission unanimously voted to endorse the article.

Motion by Sel. O'Brien, seconded by Sel. Renzoni, it was **UNANIMOUSLY VOTED TO SUPPORT WARRANT ARTICLE 31.**

Ms. Harding said Warrant Article 32 would create aesthetically appearing drainage ponds and help manage stormwater and erosion in town. The article would standardize the bylaw so that both the Planning Board and Conservation Commission are playing by the same rules.

Motion by Sel. Renzoni, seconded by Sel. Lipka, it was **UNANIMOUSLY VOTED TO SUPPORT WARRANT ARTICLE 32.**

Mr. Roy Fraser, the citizens' petitioner for Warrant Article 34 addressed the Board. He said the current zoning restriction on his property located at the corner of Shrewsbury and Chapel Street limited the usage of the property. He said that financial lending institutions would not lend to a property that was zoned commercial but residential non-conforming. When asked, Mr. Fraser said he did not have any plans for the property at the given time. The property has operated with a business on site since 1939. The Planning Board voted to approve his petition 4-1. Sel. Renzoni expressed concern voiced from several neighbors and abutters that Mr. Fraser does not have a plan but wants the zoning change. They are afraid for what is to come on the property.

Sel. O'Brien said he did not have any problem supporting the zoning change. However, he did express some concern over the vague plans for the property. Sel. Jumonville said existing commercial bylaws would monitor the scope and development of the property. He said he would support the article.

Sel. Renzoni said he would not support the article without some idea for the future of the property.

Ms. Harding said not to consider the plan for property but what the future zoning bylaw will allow. Dunkin' Donuts would be allowed on the property if the zoning designation was changed, but a drive-through would require a special permit.

Mr. Lipka said some type of business had operated on the property since 1939. He said he felt this set a precedent and would support the article.

Sel. O'Brien said it was important to allow residential input into the process. He referenced the Miles home at the corner of 122A and 68 that failed to garner a change to its zoning designation at the May 2010 Town Meeting. He suggested Mr. Fraser meet with abutters/neighbors. Mr. Fraser commented that the Miles property never held a commercial zoning designation. He compared his property to the Goodhile property on Rt. 31 and Manning Street.

**Motion by Sel. O'Brien, seconded by Sel. Jumonville, it was VOTED 4-1 WITH 1 OPPOSED TO SUPPORT WARRANT ARTICLE 34. (OPPOSED: RENZONI.)**

Sel. Renzoni left the meeting at 6:30PM.

Town Manager Galkowski said the DPW had recommended no action on Warrant Article 24 (Street Acceptances) due to an issue with a drainage easement that is required in order to maintain a catch basin on Lot 217R.

**Motion by Sel. Lipka, seconded by Sel. Jumonville, it was voted 4-0 TO TAKE NO ACTION ON WARRANT ARTICLE 24 AS RECOMMENDED BY THE ADMINISTRATION.**

Sel. Renzoni returned to the meeting at 6:37PM.

## **2. Town Meeting Preparation**

Selectmen discussed language to oppose the recall provision warrant article.

## **3. Recess to Town Meeting**

**Motion by Sel. Jumonville, seconded by Sel. Lipka, it was UNANIMOUSLY VOTED TO RECESS TO TOWN MEETING AT 6:43PM AND RETURN TO REGULAR SESSION AT THE END OF TOWN MEETING FOR ADJOURNMENT PURPOSES ONLY.**

## **4. Adjournment**

**Motion by Sel. Renzoni, seconded by Sel. O'Brien, it was UNANIMOUSLY VOTED TO ADJOURN THE MAY 16, 2011 MEETING AT 9:40 PM.**

Approved: June 6, 2011