

**TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
WEDNESDAY, January 9, 2008
HOLDEN MUNICIPAL BUILDING
7:00 P.M.**

I. Open Meeting

Chairman McBurnie opened the meeting at 7:02 P.M.

Members Present: Chairman Jeffrey McBurnie; Alan Bromley; Carol Cuddy; Susan McKay; Malcolm Coulter, Jr. and Allan Poole

Member absent: Galen Knowles

Others Present: Councilors John Bryant and Robert Harvey, Susan Dawes, Barbara Tennant, Steve Barken, Keith Blanchard, Mike Jennings, Town Manger John Butts, Alison Settele, Dale Henderson and other members of the public.

II. Minutes of December 12, 2007 and November 28, 2007; Tape 0708- 6

M. Coulter, Jr. moved, C. Cuddy seconded; a motion to approve both sets of minutes as written. Vote 6-0 in favor.

III. Request to extend the completion date for construction of Roundwood Estates, on Lot 38 of Tax Map 7, Route 1A, Main Road. Granville Jennings Applicant.

As the applicant was not present, Malcom Coulter, Jr. suggested this item be held until later in the meeting. A. Bromley asked for a status report from the S. Condon.

A. Bromley moved to grant a one year extension for the completion of the subdivision, M. Coulter, Jr. seconded; vote 6-0 in favor.

Mike Jennings, representing Granville Jennings; arrived after the vote.

IV. Site Inventory Analysis for a proposed residential Conservation Subdivision to be known as Mann Hill East, on Lot 19A of Tax Map 12, Mann Hill Road. Oak Leaf Realty, Inc. Applicant.

Keith Blanchard was present to represent Oakleaf Realty. Also attending was the applicant Dale Henderson.

Chairman McBurnie questioned the use of “land to be retained” by the applicant. S. Condon indicated that Town Attorney Tom Russell indicated that his interpretation of both State Statutes and Town Ordinances require the land retained to be part of the subdivision as one lot has already been sold out of the parcel within the last 5 years.

Conservation Commission Chair, Susan Dawes submitted written comments and suggestions regarding the property. While lacking in any substantial areas of conservation, buffering and screening were emphasized. Also indicated was encouragement to connect this site with an existing open space as part of the Clark Hill North Subdivision.

S. McKay noted that there were desirable trails through the property that should be saved. Mr. Henderson indicated that those trails serving the snowmobile club that come in close proximity to the homes would need to be relocated, but that he would be willing to allow the continued access.

Chairman McBurnie stressed that buffering and screening of the subdivision should be considered in the design phase.

S. McKay suggest the applicant look at designing a single one way lane, instead of the two lane normally used.

C. Cuddy further suggested the possibility of single loading the road to give privacy and maximize the benefit of the shared open space.

Mr. Henderson indicated that Barrett Lane, which was 2300 feet in length cost \$77,000 to pave.

Steve Condon will meet with Jim Kiser and Mr. Henderson to discuss the sketch phase of the process.

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V. Ordinance Review

A. Bromley asked if the Subdivision Ordinance has been delivered to the Council. S. Condon indicated that it had not, awaiting a vote from the Board to recommend the adoption.

S. McKay asked if the issue of Commercial Subdivisions was clarified. S. Condon indicated that he would confer with Rich Rothe and have an answer at the January 23rd meeting.

VI. Adjournment.

A. Poole moved, S. McKay seconded; a motion to adjourn the meeting at 7:49 P.M. Vote 6-0 in favor.

Respectfully Submitted,

Stephen Condon
Town Planner

Galen Knowles
Secretary