

**TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
WEDNESDAY, MARCH 12, 2008
HOLDEN MUNICIPAL BUILDING
7:00 P.M.**

I. Open Meeting

Chairman McBurnie opened the meeting at 7:00 P.M.

Members Present: Chairman Jeffrey McBurnie; Galan Knowles; Carol Cuddy; Malcolm Coulter, Jr. and Alan Bromley.

Member absent: Allan Poole and Susan McKay.

Others Present: Councilor Robert Harvey; Lawrence Gardiner and S. Condon.

II. Minutes of February 27, 2008; no tape.

C. Cuddy moved, M. Coulter, Jr. seconded; a motion to approve the minutes with amendments. Vote 4-0-1 in favor. A. Bromley abstained from the vote.

III. Site Plan Review for an proposed amendment to Holden Plaza for an additional use to create an automobile dealership at 231 Main Road, Lot 34 of Tax Map 18, Lawrence L. Gardiner applicant.

Larry Gardiner presented his plan with S. Condon explaining the procedural items needed for the meeting.

Several questions were raised regarding traffic flow, parking, landscaping and lighting.

The applicant agreed to additional landscaping to delineate the display area from the buffer area.

M. Coulter, Jr. moved, A. Bromley seconded; a motion to accept and grant the following waivers presented. Vote 4-0-1 in favor, G. Knowles abstained.

Article 8 – Sections;

806.6.2 Boundary lines of the parcel to be developed with bearings no less than to the nearest 30 seconds, distances no less than to the nearest 0.01-foot, curve data and any additional information to reproduce the boundary lines mathematically. Said boundary lines shall be determined and certified by a Maine licensed land surveyor and prepared in

Page 2
March 12, 2008
Planning Board Meeting

accordance to the Rules set forth by the Maine Board of Licensure for Professional Land Surveyors. The area of the project is surveyed, but not the entire 18 acres.

806.6.8 Topography of the site at an appropriate contour interval (1', 2', or 5') depending on the nature of the use and character of the site;

806.6.9 Major natural features on the site and including within two hundred fifty feet (250') of the boundaries of the site, wetlands prepared by a State Certified Soil Scientist or Geologist, registered in the State of Maine, based on an on-site investigation, streams, ponds, flood plains, groundwater aquifers, significant wildlife habitats including deer wintering areas identified in the 1995 Comprehensive Plan, scenic areas identified in the 1995 Comprehensive Plan, archaeological resources or other important natural features;

806.6.10 Soils information if on-site sewage disposal is proposed. This information should be detailed enough to allow those portions of the site not suitable for on-site disposal systems to be identified;

806.6.11 The location of wetlands prepared by a State Certified Soil Scientist or Geologist, registered in the State of Maine, and based on an on-site investigation, open drainage courses, wetlands, significant stands of trees, and other important natural features, with a description of such features to be retained;

807 Additional Information required of Major Developments.

Finding the application complete, C. Cuddy moved, M. Coulter Jr. seconded; a motion to table the item until after the public hearing. Vote 4-0-1 in favor with G. Knowles abstaining.

IV. Public Hearing for an proposed amendment to Holden Plaza for an additional use to create an automobile dealership at 231 Main Road, Lot 34 of Tax Map 18, Lawrence L. Gardiner applicant.

Chairman McBurnie opened the public hearing at 7:20 P.M.

R. Harvey, speaking neither for nor against the project, raised issues of traffic safety, possible encroachment issues, compliance with the comprehensive plans of 1995 and 2007 as well as sight distance concerns, requested the Board consider requiring closure of the center entrance and landscaping and buffering to be planted.

Chairman McBurnie closed the public hearing at 7:29 P.M. and removed agenda item III from the table reinstating review of the project.

Page 3
March 12, 2008
Planning Board Meeting

Further questions were raised by Board Members about lighting, signage and additional parking.

C. Cuddy moved, M. Coulter, Jr. seconded; a motion to approved the request to amend the site plan with the following conditions:

1. The center entrance to the site will be removed and grassed over.
2. Landscaping of a low brush nature will be installed in the center island to delineate the parking/display area from the grass and brush buffer. The applicant may plant additional trees if so desired.
3. Any additional lighting will be downward casting in nature so as not to create any glare on adjacent parcels or Route 1A.
4. Display of vehicles for sale in front of the building shall be limited to the area as depicted on the plan, which will be revised to show several more spaces in front of the closed entrance. A copy of the revised plan shall be submitted to the Code Enforcement Officer. Additional display on the easterly side of the building shall be no closer than the front of the building. It may extend further back than depicted on the plan.

Vote 4-0-1 in favor. G. Knowles abstained from the vote.

V. Discussion and vote on Draft Subdivision Amendments

S. Condon advised the Board that the draft Subdivision Ordinance was submitted to the Council on February 9th. A public hearing will be held on April 14th.

VI. Ordinance Review

R. Rothe will have the Zoning Ordinance and Map ready for the Public Hearing scheduled by the Board on April 9th. The amendments to the Building Permit fees will be included.

VII. Adjournment.

C. Cuddy moved, M. Coulter, Jr. seconded; a motion to adjourn the meeting at 8:02 P.M. Vote 5-0 in favor.

Respectfully Submitted,

Stephen Condon
Town Planner

Galen Knowles
Secretary