

**TOWN OF HOLDEN  
PLANNING BOARD MEETING MINUTES  
WEDNESDAY, October 8, 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; Alan Bromley; Carol Cuddy; Susan McKay; Malcolm Coulter, Jr.; Galen Knowles and Allan Poole.

Others Present: James Kiser; Town Manager John Butts; Ned Jennings; Joseph & Barbara Bukata and Calvin & Kathrine True.

**II. Minutes of September 10, 2008; Tape 0809- 3.**

G. Knowles moved, M. Coulter, Jr. seconded; a motion to approve the minutes with one correction. Vote 6-0 in favor. A. Poole arrived after the vote.

**III. Shoreland Zoning request to construct an addition on a non-conforming structure, less than 100 feet from Holbrook Pond on Lot 05 of Tax Map 24, 58 Edge of Town Road, Joseph & Barbara Bukata applicants.**

S. Condon explained the project, a 29.9 per cent expansion to a small seasonal camp without moving the structure, thus eliminating the need for tree cutting.

G. Knowles moved, S. McKay seconded; a motion to approve the request as presented. Vote 7-0 in favor.

**IV. Major Site Plan Review request for retail and storage use for Granville Stone on Lot 2 of Tax Map 17; Main Road adjacent to Holden Storage. Jennings Land Holdings, LLC applicant.**

Jim Kiser explained the project to construct a storage building and showroom during the next two construction seasons. He further detailed the storm water management plan and the 50 foot buffer on the westerly property line.

Chairman Mcburnie requested further information regarding the proposed lighting on the project. Mr. Kiser explained that there may be amendments to the proposed lighting as the project develops.

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S. Mckay requested additional information on landscaping and buffering in front of the property. Mr. Kiser indicated that it would be a mix of landscaping but that it was an ongoing process.

A. Bromley asked if the lot was to be paved, with Mr. Kiser indicating that eventually it would.

M. Coulter, Jr. requested clarification on the construction schedule. It was indicated that the storage building would be constructed in 12-15 months and the office showroom in 2010.

A. Poole asked about the proposed sign if it were to be illuminated with the response being that it would, probable with roof mounted lighting directed at it rather than internally lighted.

A. Bromley wished to know if the D.E.P. would be reviewing the storm water management. Mr. Kiser indicated that they would but not at the same level as the Town of Holden's requirements.

There are several letters from State Agencies that are expected to be available at the November Meeting for the Board to review.

Waivers:

Article 8, Section 806.3 Permanent transparency material required for drawings.

A. Bromley moved, G. Knowles seconded; a motion to approve the waiver. Vote 7-0 in favor.

Article 8, Section 806.7.6 Front view and dimensions of propose sign.

G. Knowles moved, C. Cuddy seconded; a motion to approve the waiver. Vote 7-0 in favor.

Article 8, Section 807.13 Cost of the proposed development and financial capacity.

G. Knowles moved, C. Cuddy seconded; a motion to approve the waiver. Vote 7-0 in favor.

Article 8, Section 807.14 Assessment of the development on wetlands, ponds and flood plains. G. Knowles moved, M. Coulter, Jr. seconded; a motion to approve the waiver.

Vote 7-0 in favor.

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A. Bromley moved, A. Poole seconded; a motion to find the application complete, schedule a public hearing for the November meeting, and using technical review funds, have staff at James Sewall Company conduct a review of the stormwater management plan for compliance with the Town's Ordinances. Vote 7-0 in favor.

**V. Shoreland Zoning request to rebuild an existing non-conforming structure, less than 100 feet from Holbrook Pond on Lot 017 of Tax Map 25, 1 Hasting Drive; Katherine True applicant.**

After a brief explanation of the project to rebuild the structure on this small lot, a seasonal conversion permit would be issued by the Code Enforcement Officer.

A. Poole moved, G. Knowles seconded; a motion to approve the request as presented. Vote 7-0 in favor.

**VI. Date for Next Meeting**

By consensus, the Board agreed to hold the meeting on November 12, 2008.

**VII. Adjournment**

A. Poole moved, M. Coulter, Jr. seconded; a motion to adjourn the meeting at 7:35 P.M. Vote 7-0 in favor.

Respectfully Submitted,

  
Stephen Condon  
Town Planner

Galen Knowles  
Secretary

