

**TOWN OF HOLDEN**  
**SPECIAL PLANNING BOARD MEETING**  
Wednesday, April 22, 2009  
Holden Municipal Building  
7:00 P.M.

**I. Open Meeting**

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

Members Present: Jeffrey McBurnie; Alan Bromley; Susan McKay; Galen Knowles; and Carol Cuddy.

Members absent: Allan Poole and Malcom Coulter, Jr.

Others present: Town Manager John Butts, Councilors Ralph McLeod and Robert Harvey.

**II. Minutes of April 8, 2009; Tape 0809- 10.**

G. Knowles moved, A. Bromley seconded; a motion to approved the minutes as written. Vote 4-0-1 with C. Cuddy abstaining from the vote.

**III. Amendment to a Major Site Plan for Leadbetter's Convenience Store and Fuel Service Center, Map 22 Lots 23 & 24, Leadbro, LLC and the Town of Holden applicants. This item is for a request to relocate the detached sign from the eastern side of the lot to the westerly side of the former Town Hall lot.**

Jeff Leadbetter explained the request to place his detached sign on the easterly portion of lot 24 of tax map 22 that he has use of through an easement from the Town. The area on the corner of South Road will no longer be used for placement of his detached sign and landscaped.

Councilor Harvey stated his objections to the request, considering it an "off premise sign", the precedent of allowing a commercial sign on Town property, and having a commercial sign in front of the historic Town Hall.

Councilor McLeod spoke in favor of the request stating that the original proposal was for a land swap with the Town in which case Mr. Leadbetter would have owned the property outright. The granting of the easement for the exclusive use of the area of easement was substituted as a way of complying with the development standards of the Zoning Ordinance. He further expressed his wish for the Town to be pro-business, as a way of reducing taxes.

Lastly, he complimented Mr. Leadbetter on his generosity allowing the Town to use his entrances and parking lot to access the Town Hall as well as the many other services he has provided.

Several questions were raised by Board Members regarding placement, illumination, and landscaping.

C. Cuddy moved, A. Bromley seconded; a motion to approve the request to relocate the sign and to alter the landscaping plan for the area previously used for signage. Vote 5-0 in favor.


#### **IV. Review of Zoning Map**

S. Condon briefed the Board on the changes in the proposed amendments to the Zoning Map and Ordinance after meeting with Rich Baker, Shoreland Zoning Coordinator for the Department of Environmental Protection. By consensus, Board Members agreed to hold a public hearing on May 13, 2009.

#### **V. Adjournment**

S. McKay moved, C. Cuddy seconded; a motion to adjourn the meeting at 7:58 P.M. Vote 5-0 in favor of the motion.

Respectfully Submitted,

  
Stephen Condon  
Town Planner

Galen Knowles  
Secretary

