

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Wednesday, October 21, 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; Joy Knowles; Susan McKay; Malcom Coulter, Jr.; Carol Cuddy and Allan Poole.

Others present: Town Manager John Butts, Greg Mullins, Mr. and Mrs. Kiah, Lou Horath and James Kiser.

II. Minutes of September 09, 2009; Tape 09-10 - 03.

A. Bromley moved, S. McKay seconded; a motion to approve the minutes as presented. Vote 5-0-2 in favor. A. Poole and C. Cuddy abstained from the vote.

III. Public Hearing – Proposed Amendments to the Zoning Ordinance to satisfy Department of Environmental Protection Shoreland Zoning Rules.

Chairman McBurnie opened the Public Hearing at 7:07 P.M. requesting testimony regarding the proposed amendments. After receiving no comments, Chairman McBurnie closed the Hearing at 7:08 P.M.

IV. Discussion and vote to make recommendations to the Town Council regarding proposed Shoreland Zoning amendments to the Holden Zoning Ordinance.

A. Bromley moved, with A. Poole seconding; a motion to recommend to the Town Council the proposed amendments to the Zoning Ordinance. Vote 7-0 in favor.

V. Requested amendments to Brookfield Estates, a major subdivision located off Eastern Avenue, Map 5B, to extend deadlines for required construction of a cul de sac and recreational features within the open space area. Applicant Pell Mull, LLC represented by Greg Mullins.

Jim Kiser presented the proposal to the Board with Greg Mullins answering questions.

M. Coulter, Jr. moved, A. Bromley seconded; a motion to approve the waiver from the road standards of the Subdivision Ordinance to allow a hammer head design on the short dead end street, until such time as a second phase continues the street. Vote 7-0 in favor. Significant discussion took place regarding the proposal to deed to the Town the 4.89 acre open space area at this time, and enter into a contract between the Town and the developers or their successors to deed any future open space to the Town for public use. The area of the future open space will be determined by the Ordinance requirements at that time.

By consensus of the Board, it was agreed to float the idea before the Town Council and report back at the November 18th meeting.

VI. Shoreland Zoning request to expand a non-conforming camp on Holbrook Pond, lot 73 of Tax Map 24, 33 Hale Drive, Dennis Kiah applicant.

S. McKay moved, C. Cuddy seconded; a motion to approve the request to close in the present screen porch and rebuild the roof increasing the total volume of the non-conforming structure by 1785 cubic feet or 1.5 per cent increase over the existing volume. Vote 7-0.

VII. Proposed amendments to the Holden Sign Ordinance

The Board reviewed the first draft of proposed amendments requesting further research and work on the draft.

VIII. Proposed Wind Power Ordinance

Board Members briefly discussed the proposed merged draft Ordinance that was a compilation of the State Planning Office draft, the Kennebec Valley Council of Government's draft and language from the present Town ordinances. Resident Lou Horvath of 619 Wiswell Road, answered questions regarding his home wind generation installation. The Board agreed to review the draft ordinance at the November 18th meeting.

IX. Adjournment

A. Poole moved, C. Cuddy seconded; a motion to adjourn the meeting at 8:58 P.M. Vote 6-0 in favor of the motion. M. Coulter having left before the vote.

Respectfully Submitted,



Stephen Condon
Town Planner

Carol Cuddy
Secretary

