

**TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
WEDNESDAY, August 6, 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; Susan McKay; Malcolm Coulter, Jr.; Galen Knowles and Allan Poole.

Member absent: Carol Cuddy

Others Present: Town Manager John Butts; Jim Kiser, Skip Flagg; Larry Gass; Nick Collins; Mr. and Mrs. Don Goss; and Bob Gashlin.

II. Public Hearing – Subdivision Ordinance Amendments

Chairman McBurnie opened the public hearing at 7:03 P.M. requesting comments from the audience, after explaining the proposed amendments.

Larry Gass requested further clarification on the implications of amending the private right of way language. Chairman McBurnie and Steve Condon responded.

Chairman McBurnie closed the public hearing at 7:10 P.M.

III. Minutes of July 9, 2008; Tape 0809- 1.

G. Knowles moved, S. McKay seconded; a motion to approve the minutes as written. Vote 6-0 in favor.

IV. Presentation on Wind Power Generation by Pip Decker, of Noble Power.

Due to conflict in scheduling, Mr. Decker was unable to attend the meeting.

V. A proposed amendment to an existing Site Plan for a Tele-Communication facility on Lot 70-D of Tax Map 2, Tower Drive. Applicant is A.T.T. Communications under a lease arrangement with the property Owner Y.C.C. Corporation, and represented by Robert E. Gashlin, Telecommunications Consultant.

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Mr. Gashlin gave a presentation on the requested project to add antennas to the existing communication tower at the 90 foot elevation and add a 12 foot by 20 foot equipment shelter within the fenced compound at the base of the tower.

A. Bromley requested information on additional lights for the project. Mr. Gashlin indicated that there would be one new 150 watt downward casting, motion detection activated light at the entrance to the building. There would also be a backup generator on site for the equipment.

S. McKay asked for information on the potential impact on neighboring property owners and if there were going to be any additional lights on the tower.

Mr. Gashlin indicated that the proposal would not be viewed by the abutting property owners nor would there be any additional lights proposed for the tower.

The applicant requested waivers for the following waivers:

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 2007 Comprehensive Plan, scenic areas identified in the 2007 Comprehensive Plan, archaeological resources or other important natural features;

806.6.12 The direction of existing surface water drainage flow across the site;

806.7.5 The direction of proposed surface water drainage flow across the site;

807 Additional information required of Major Developments.

G. Knowles moved, M. Coulter, Jr. seconded; a motion to approve the requested waivers. Vote 6-0 in favor of the motion.

A. Bromley moved, A. Poole seconded; a motion to approve the requested amendments to the Site Plan, conditional upon the one light to be installed being shielded. Vote 6-0 in favor.

VI. A proposed Amendment to an existing Site Plan for Holden Family Campground and Holden family R.V.; to add additional camp sites and structures and alter the storm water management system. Lot 16a of Tax Map 19, Nick Collins Applicant.

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Jim Kiser presented the proposal to amend the existing site plan by adding additional rv sites, a swimming pool and altering the storm water management plan and the connecting road with the service center.

A. Bromley asked about traffic flow both on site and entering and exiting the site. The applicant agreed to submit an amended traffic permit from M.D.O.T. for the next meeting.

S. Condon noted that the plan showed inconsistencies regarding the interconnection of the two sites, the road way has been blocked with landscaping.

Owner Nick Collins indicated that he would prefer that traffic not go between sites in front of the campground for safety reasons. He proposes that it be done behind the facility.

S. McKay questioned how the public would be aware of the route. Jim Kiser indicated that signage could be placed directing travelers.

Questions were raised by Town Manager John Butts about the elevations of the outflow pipes from the retention pond. Jim Kiser agreed to submit a construction detail for the outflow area.

A. Bromley questioned the adequacy of the buffers on the west side of the plan. The applicant would leave the existing buffer in place as shown on the plan.

When asked, the applicant indicated that there would be no new lights for the project.

The applicant requested waivers for the following waivers:

806.6.2 Boundary lines of the parcel to be developed with bearings on 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 accordance to the Rules set forth by the Maine Board of Licensure for Professional Land Surveyors.

A. Bromley moved, A. Poole seconded; a motion to approve the waiver. Vote 6-0 in favor.

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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;

M. Coulter, Jr. moved, G. Knowles seconded; a motion to approve the waiver. Vote 6-0 in favor.

807.13 Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed, and their interest in financing the project.

A. Bromley moved, G. Knowles seconded; a motion to approve the requested waivers. Vote 6-0 in favor.

By consensus of the members present a public hearing was found not to be needed.

Finding the application incomplete, A. Poole moved, G. Knowles seconded; a motion to table the review until next month and requested the following items:

Updated permit for traffic from M.D.O.T.

Have Jeff Allen review the storm water management plan using the Technical review account funds.

Further define the access between sites.

Provide construction details for the outflow of the retention pond.

Vote 6-0 in favor of the motion to table.

VII. Discussion and Vote on recommendation to Town Council regarding Subdivision Ordinance Amendments.

A. Bromley moved, G. Knowles seconded; a motion to recommend to the Town Council that they approve the proposed subdivision amendments to the Subdivision Ordinance. Vote 6-0 in favor.

VIII. Date for Next Meeting

The next meeting will be held on September 10, 2008.

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IX. Adjournment

A. Poole moved, M. Coulter, Jr. seconded; a motion to adjourn the meeting at 8:16 P.M.
Vote 6-0 in favor.

Respectfully Submitted,


Stephen Condon
Town Planner

Galen Knowles
Secretary

