

TOWN OF HOLDEN
PLANNING BOARD MEETING
Wednesday August 14th, 2013
Holden Municipal Building
7:00 P.M.

I. Open Meeting

Chairman McBurnie opened the meeting at 7:00 P.M. Recording of the meeting is on file with the Town Clerk.

Planning Board Members present: Jeffrey McBurnie; Alan Bromley; Malcolm Coulter, Jr.; Carol Cuddy; Susan McKay and Allan Poole.

Absent: Joy Knowles

Others present: Town Manager J. Butts; Ben Breadmore Alt. CEO; Heidi Turner applicant

II. Introduction of Town of Holden Code Enforcement Officer/Planner

III. Nomination of Officers

Chairman opened nomination for officers. Malcolm Coulter moved to nominate Jeffrey McBurnie for Chairman; Carol Cuddy for Secretary; Alan Bromley for Vice Chair. Chairman moves to close nominations. Vote 6-0 in favor.

IV. Minutes of June 5, 2013, digital recordings on file.

C. Cuddy moved, S. Mckay seconded; a motion to approve the minutes as presented. Vote 6-0 in favor.

V. Site Plan review request for change of use to a Child Day Care Center (Kids Jam Childrens Center) at 421 Main Road, Map 20, Lot 19A; Heidi Turner applicant.

Copies of application were distributed to Board members by applicant.

Ben Breadmore, alternate CEO addressed the Chair and Board members. Existing site on Route 1A used for a number of things over the years. A Day Care center is requesting to open business which is an allowed use under the Town Ordinance. The site is in the Limited Commercial zone with private sewer and water. This meets the definition of a Day Care facility for 13 or more children on a regular basis.

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Applicant has met all the requirements of the application and has brought it to the Board for their consideration.

Waiver request granted for sections: 806.6.5; 806.6.8; 806.6.9 was moved by Chair.
Motion made by M. Coulter and seconded by A. Poole. Vote 6-0 in favor

Review Criteria:

- 815.1 Adequate parking/loading. Vote 6-0 in favor
- 815.2 Adequate provisions for traffic. Vote 6-0 in favor.
- 815.3 No increase in traffic. Vote in favor 6-0
- 815.4 Project built on suitable soil types / Erosion BMP. Voted 6-0 in favor.
- 815.5 Not applicable
- 815.6 Adequate provision to avoid hazard to travel. Vote 6-0 in favor.
- 815.7 Made as much as practical provisions for buffers, screening, landscaping. Vote 6-0 in favor.
- 815.8 Not applicable
- 815.9 Not Applicable
- 815.10 Adequate provision to prevent adverse effects on community. Vote 6-0 in favor.
- 815.11 Adequate provision to prevent adverse effects on nearby properties. Vote 6-0 in favor.
- 815.12 Adequate provision to avoid undue hardship to Town of Holden. Vote 6-0 in favor.
- 815.13 Adequate provision to operate Day Care center. Vote 6-0 in favor.
- 815.14 Adequate provision site conforms to Ordinance. Vote 6-0 in favor.

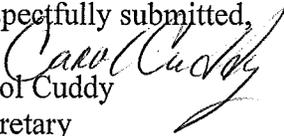
Conditions: Six (6) conditions made part of approval of site plans. Vote 6-0 in favor.

Motion made by C. Cuddy and seconded by M. Coulter to approve the proposed Kidsjam Children's Center site plan. Vote 6-0 in favor.

VI. Adjournment

A. Poole moved, M. Coulter seconded; to adjourn the meeting at 7:50 P.M. Vote 6-0 in favor.

Respectfully submitted,


Carol Cuddy
Secretary


Mike Falvey
Code Enforcement Officer