

TOWN OF HOLDEN
PLANNING BOARD MEETING
Wednesday December 11, 2013
Holden Municipal Building
7:00 P.M.

I. Open Meeting

Chairman McBurnie opened the meeting at 7:00 P.M. Minutes will be taken by Code Enforcement Officer, Mike Falvey.

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

Planning Board Members absent: Joy Knowles.

Others present: Steve and Kathy Smith, Frank Spizuoco.

II. Minutes of September 11, 2013, digital recording on file.

M. Coulter moved, S. McKay seconded a motion to approve the minutes with the exception of the sentence structure errors using semi-colon versus commas after each name in a sentence. The motion to accept the minutes was approved 6-0.

III. Request to Expand Retail Business.

Steve and Kathy Smith who are owners of Horse and Rider, propose to buy and expand the current vacant building next door which was Aunt Nellie's Antiques, map 18 / lot 36. They are looking to expand the structure by 3480 square feet with an accessory apartment at the rear of the building. The Board had the following concerns:

- J. McBurnie commented on the storage of shavings and the question on fire safety and management with this type of hazard. Asked to include Fire Chief in any conversation. Kathy Smith made comment that the Fire Department has visited their current location next door and have had no issues.
- A. Bromley commented that the enclosed drawing exhibit had no Engineer's stamp which is required in all Site Plan Review proposals in Article 8 of the General Information section 806.5, sub-section 806.5.9. In addition the existing sub-surface waste water disposal system shall conform to the provisions of the Maine Subsurface Waste Water Disposal Rules for an accessory apartment, Article 5 Section 535.3 and be re-evaluated by a licensed site evaluator. Also, adequate provisions on the site plan for parking, sub-section 806.6.6 and exterior lighting, sub-section 806.6.14.

A. Bromley proposes that a Public Hearing is not necessary. C. Cuddy moved, S. McKay seconded. The motion was approved 6-0. Steve Smith will attend the next Planning Board meeting with a completed application. At that time the board will re-evaluate.

IV. Revision Request to previously approved site plan of Maine Military Supply

Frank Spizuoco of Maine Military Supply addressed the Board regarding the revision of his previously approved site plan. Board was pleased with the work done to this point. A. Bromley moved, C. Cuddy seconded to approve the revision. The motion was approved 6-0.

V. Adjournment

Meeting adjourned at 7:41 P.M.

Respectfully submitted,



Mike Falvey

Code Enforcement Officer



Carol Cuddy

Secretary