

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING**  
**Wednesday February 12, 2014**  
**Holden Municipal Building**  
**7:00 P.M.**

**I. Open Meeting**

Vice Chairman, Alan Bromley opened the meeting at 7:00 P.M. Minutes will be taken by Secretary, Carol Cuddy and Code Enforcement Officer, Mike Falvey.

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

Planning Board Members absent: Chairman Jeff McBurnie

Others present: Jenna Detour, Randy Bragg and Jack Able representing Phantom Fireworks with Charlie Adams and Greg Mullins representing the Country Squire. Lin Lufkin, Dennis Sanborn and Stan Peterson representing Sarah's House. Bob Harvey and Rebecca Henderson.

**Minutes of December 11, 2013, digital recording on file.**

C. Cuddy moved, M. Coulter seconded a motion to approve the minutes. The motion to accept the minutes was approved 5-0-1 with A. Bromley abstaining.

**II. Phantom Fireworks is requesting a Change of Use to existing Country Squire.**

Jenna Detour of Carpenter and Associates representing Phantom Fireworks proposes the existing 2,800 square foot building for a retail fireworks store. There are 13 proposed parking spaces with one being handicap accessible. Vehicle trips are expected to be under the MeDOT threshold of 100 vehicle trips or more in a single hour at the stores peak sales period on July 3<sup>rd</sup>; therefore, they do not expect to need a Traffic Movement Permit from MeDOT.

Waivers were requested for the following items:

Article 8, section 806.6.9 Major Natural features of the site.

There are no proposed exterior changes or impervious area to the existing developed site, therefore a waiver is requested for an investigation of the major natural features on the entire site. C. Cuddy moved, M. Coulter seconded; a motion to grant the waiver. Vote 6-0 in favor.

Article 8, section 806.6.10 Soils.

There are no proposed exterior changes or increase impervious area to the existing developed site and the existing on-site sewage disposal will be used, therefore a waiver is requested for soils information. S. Mckay moved, J. Knowles seconded; a motion to grant the waiver. Vote 6-0 in favor.

Article 8, section 806.6.11 Wetlands.

There are no proposed exterior changes or increase to impervious area to the existing developed site, therefore a waiver is requested for wetland information. C. Cuddy moved, J. Knowles seconded; a motion to grant the waiver. Vote 6-0 in favor.

Article 8, section 806.7.8 Proposed landscaping and buffering.

There are no proposed exterior changes or zone change to the existing developed site, therefore a waiver is requested for proposed landscaping and buffering. J. Knowles moved, C. Cuddy seconded; a motion to grant the waiver. Vote 6-0 in favor.

C. Cuddy moved, and A. Poole seconded; a motion to accept a complete application. Vote 6-0 in favor.

J. Knowles moved, and C. Cuddy seconded; a motion to approve application with conditions that the planter in front of the building be maintained and kept attractive. Vote 6-0 in favor.

**III. Sarah's House is requesting a Change of Use to existing Fox Run Furniture Store.**

Lin Lufkin representing Sarah's House proposes to build a ten unit temporary housing with community kitchen and social / living room area. The purpose is to develop, construct and operate residential housing for cancer patients receiving care at Eastern Maine Medical Center's Lafayette Cancer Center.

Waivers are requested for the following items:

Article 8, section 806.6.8 Topography of site.

We request waiver of the requirements to present the existing topography of the site with contour intervals of 1,2 or 5 feet because we are not changing the existing site or drainage except some minor grading at the corner of the increased parking lot and area of approximately 80 sq.ft. No new structures are being built. The existing subsurface wastewater disposal system is to be removed and replaced with contours similar to existing. S. Mckay moved, J. Knowles seconded; a motion to grant the waiver. Vote 5-0-1 in favor.

Article 8, section 806.6.9 Major Natural features of the site.

We request a waiver of the requirements to present mapping of the existing natural features including wetlands because we are not changing the existing site or drainage except some minor grading at the corner of the increased parking lot. C. Cuddy moved, S. Mckay seconded; a motion to grant the waiver. Vote 5-0-1 in favor.

Article 8, section 806.6.11 location of Wet Lands.

We request a waiver of the requirement to present mapping of the wetlands because the development is over 500 feet from any drainage areas and we are not changing the existing site or drainage except some minor grading at the corner of the increased parking lot. S. Mckay moved, M. Coulter seconded; a motion to grant the waiver. Vote 5-0-1 in favor.

S. Mckay moved, and M. Coulter seconded; a motion to accept a complete application. Vote 5-0-1 in favor.

A. Bromley moved, J. Knowles seconded; a motion to approve the application. Vote 5-0-1 in favor.

**IV. Councilman, Bob Harvey request to address the Board.**

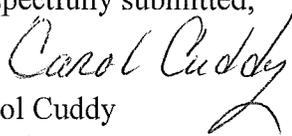
Councilman Harvey reflected on Goals meeting held last month. The theme of building on Community Pride was the major goal discussed at the meeting and how the Town can bring more involvement from its citizens. Councilman Harvey is reaching out to the Planning Board to hopefully have a Planning Board Meeting take place this summer in the Old Town Hall building. He has asked that the Planning Board give this consideration.

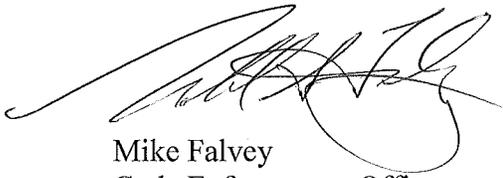
**V. Adjournment**

M. Coulter moved, J. Knowles seconded; a motion to adjourn the meeting.

Meeting adjourned at 7:57 P.M.

Respectfully submitted,

  
Carol Cuddy  
Secretary

  
Mike Falvey  
Code Enforcement Officer