

**TOWN OF HOLDEN  
PLANNING BOARD MEETING  
Wednesday, January 9, 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.

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

Others present: Oscar Emerson; Christopher Galinski; Mr. and Mrs. Phil Cyr; Larry Gardiner; Emanuel King; Sean and Virginia MacMillan.

**II. Minutes of November 14, 2012, no digital recordings on file. (December meeting cancelled)**

C. Cuddy moved, A. Bromley seconded; a motion to approve the minutes as presented. Vote 5-0 in favor. S. McKay arrived after the vote.

**III. Public Hearing - Site Plan review request for Rock Solid Disk Golf, an outdoor recreational facility at 820 Main Road, lot 12 A & B of tax map 22; Sean and Virginia MacMillan applicants.**

Chairman McBurnie opened the hearing at 7:03 P.M. with a brief explanation of the protocol to be followed.

After receiving no comments from the public, Chairman McBurnie closed the hearing at 7:04 P. M.

**IV. Site Plan review request for Rock Solid Disk Golf, an outdoor recreational facility at 820 Main Road, lots 12A & 12B of tax map 22; Sean and Virginia MacMillan applicants.**

The Board received a briefing by S. Condon on the concerns of staff regarding the proposed uses with several Board Members requesting additional information on lighting, dumpsters, parking and pedestrian paths. The applicant indicated that there would be no additional lighting beyond that which is found on the site plan, that there will be a pedestrian path from the golf shack to the first tee, and that the dumpster would be hidden from view.

Based upon these statements the draft order was amended to reflect the placement and use for one year of a temporary food service unit in combination with the picnic area, that there would be hand carried water and waste from the unit, no additional lighting than that which is shown on the plan, and the construction of a pedestrian path.

C. Cuddy moved, A. Poole seconded; a motion finding that the plan has met the review criteria and that an as built plan be submitted for the November meeting showing completion of construction. . Vote 6-0 in favor.

**V. Site Plan review request for Hill View Mini Barns, expansion of existing retail sales of storage sheds and play sets, 241 Main Road, lots 32 and 33 of tax map 18; Emanuel King applicant.**

After a short explanation of the proposed project to expand the existing Hill View Barns site plan, the Board allowed one additional 150 watt downward casting light on the rear of the building.

Waivers:

Article 8, section 806.6.9 Major Natural Features of the Site.

C. Cuddy moved, M. Coulter, Jr. seconded; a motion to approve the waiver. Vote 6-0, approved.

Article 8, section 806.6.11 Wetland survey.

C. Cuddy moved, M. Coulter, Jr. seconded; a motion to approve the waiver. Vote 6-0, approved.

C, Cuddy moved, S. McKay seconded; a motion to approve the plan with one additional light, conditioned upon as built plans being provided for the November meeting. Vote 6-0, approved.

**VI. Site Plan review request for retail and wholesale of fencing products, 268 Main Road, lot 9 of tax map 20; Phil Cyr applicant.**

Oscar Emerson presented the proposal answering questions from the Board regarding lighting, screening and subsurface waste disposal.

Next door neighbor to the project Christopher Galinski, asked questions regarding lighting and operations.

Page 3  
Planning Board Minutes  
January 9, 2013

Waivers:

Article 8, section 806.6.8 Topography

M. Coulter, Jr. moved, A. Poole seconded; a motion to approve the waiver. Vote 6-0, approved.

Article 8, section 806.6.9 Major Natural Features of the Site.

A. Bromley moved, S. McKay seconded; a motion to approve the waiver. Vote 6-0, approved.

Article 8, section 806.6.11 Wetland survey of the site.

S. McKay moved, A. Bromley seconded; a motion to approve the waiver. Vote 6-0, approved.

M. Coulter, Jr. moved, with A. Poole seconding; a motion to approve the plan conditional upon as built plans being submitted for the November meeting. Vote 6-0, approved.

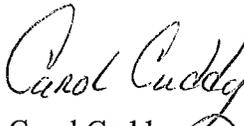
**VII. Discussion of Town Council request to review the sign ordinance language regarding sales banners.**

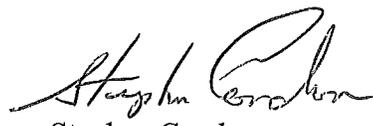
After reviewing the draft amendments, M. Coulter, Jr. moved, C. Cuddy seconded; a motion to recommend the draft amendments to the Town Council. Vote 6-0.

**VIII. Adjournment**

A. Poole moved, M. Coulter, Jr. seconded; a motion to adjourn the meeting at 8:15 P.M. Vote 6-0 in favor.

Respectfully submitted,

  
Carol Cuddy  
Secretary

  
Stephen Condon  
Town Planner