

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING**  
Wednesday, June 5, 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; Joy Knowles; Susan McKay and Allen Poole.

Others present: Councilor R. Harvey, Town Manager J. Butts, Denis and Scott Tuller, and the honorable Justice Kevin Cuddy.

**II. Minutes of May 8, 2013, digital recordings on file.**

A. Bromley moved, J. Knowles seconded; a motion to approve the minutes as presented. Vote 5-0-1 in favor. M. Coulter, Jr. abstained and S. McKay arrived after the vote.

**III. Site Plan review request to amend a previously plan to expand the course on to abutting property identified as lot 13, tax map 22, 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.**

Sean explained the request to lease a portion of land from Mr. Carter and place a few holes on that property. Construction will be limited to clearing dead trees and brush.

Copies of a lease were distributed to the Board by the applicant.

J. Knowles moved, S. McKay seconded; a motion to approve the waivers requested. Vote 7-0 in favor.

C. Cuddy moved, J. Knowles seconded; a motion to approve the amended plan and limit construction to the removal of brush and dead trees. Vote 7-0 in favor.

**IV. Shoreland Zoning request to expand an existing structure by less than 30% within 100 feet of Holbrook Pond, on lot 38 of tax map 24; Denise J. Tuller applicant.**

The applicants explained their request to add on to the existing structure, relocate the garage and install a new septic system.

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The Board determined that to move the structure back would create significant impact on soils disturbance and removal of trees and that the sswd is best located beyond the 100 foot setback from the lake.

A. Bromley moved, A. Poole seconded; a motion to approve the plan. Vote 7-0 in favor.

**V. Presentation of plaque**

R. Harvey presented a plaque to S. Condon for his pending retirement after twenty five years of service.

Of especial importance were the valued sentiments expressed by, J. Bryant in a read email, Zoning Board of Appeals Chair Kevin Cuddy; and those of Chairman Jeffrey McBurnie; Alan Bromley; Malcolm Coulter, Jr.; Carol Cuddy; Joy Knowles; Susan McKay and Allen Poole.

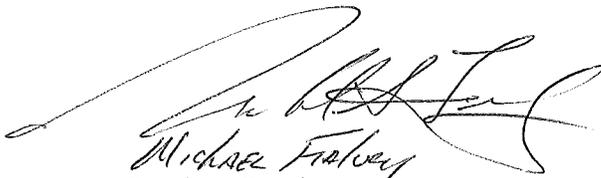
S. Condon expressed his heartfelt gratitude for the kind thoughts.

**VI. Adjournment**

A. Poole moved, C. Cuddy seconded; a motion to adjourn the meeting at 7:19 P.M. Vote 7-0 in favor.

Respectfully submitted,

  
Carol Cuddy  
Secretary

  
Stephen Condon  
Town Planner / C.E.O.