TOWN OF HOLDEN
PLANNING BOARD MEETING
May 14, 2014
Holden Municipal Building
7:00 P.M.

I. Open Meeting

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

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

Others present: Representing Phantom Fireworks, Phillip Silverman; Representing Renaissance Dogs, Rebecca Henderson, Richard and Marguerite Burgoyne; Richard Whitmore; Alice Miller; Susanne Gallant; F. Spaulding; Tammy Night; Denice Tucker; Jen Higgins; Kathleen Dettan; Phillip Silverman and others from the public.

II. Minutes of February 12, 2014 digital recording on file.

M. Coulter moved, S. Mckay seconded; a motion to approve the minutes. The motion to accept the minutes was approved 6-0-1 with J. McBurnie abstaining.

III. Request to add an addition to Renaissance Dogs on 127 Main Road (route 1A / Map 17 / Lot 10) from applicants High Water, LLC/Owners Rebecca Henderson, Marguerite Burgoyne and Richard Burgoyne. The proposal is to build a detached one story 4400 square foot structure which would include an office, break room and handicap bathroom along with the majority of the space dedicated to multiple play spaces for the dogs. This is an approved use in the General Commercial Zone.

Waivers were requested for the following items:

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

The location of the building is not within 250' of a major natural feature, 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 7-0 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.

The site is not located near wetlands as it was previously cleared and filled in the early 1970's. No new land will be cleared for this project; therefore a waiver is requested for wetland information.

C. Cuddy moved, J. Knowles seconded; a motion to grant the waiver. Vote 7-0 in favor.

Article 8, section 806.6.16 Location of snowmobile trails.

There are no snowmobile trails located on this site; therefore a waiver is requested for location of snowmobile trails.

C. Cuddy moved, J. Knowles seconded; a motion to grant the waiver. Vote 7-0 in favor.

Article 8, section 806.6.17 Town sand and gravel aquifers

There are no Town sand and gravel aquifers located on this site, therefore a waiver is requested for location of Town sand and gravel aquifers.

M. Coulter moved, A. Poole seconded; a motion to grant the waiver. Vote 7-0 in favor.

Article 8, section 806.7.6 Location, view and dimensions of proposed sign.

There will not be a change to the existing signs location, view or dimension, therefore a waiver is requested for location, view and dimensions of proposed signs.

J. Knowles moved, C. Cuddy seconded; a motion to grant the waiver. Vote 7-0 in favor.

M. Coulter moved, and A. Poole seconded; a motion to accept a complete application. Vote 7-0 in favor.

J. Knowles moved, and M. Coulter seconded; a motion to approve the application. Vote 7-0 in favor.

IV. Request for a back lot development on 16 Timber Lane off Eastern Avenue (Map 8/Lot 14A) by property owner Richard Whitmore in the R3 zone. The proposal is to build a 24' x 36' structure with well and septic. This is an approved use in the Rural Residential Zone, Article 5, Section 529 of the HZO.

Discussion with Mr. Whitmore and the Planning Board as to the categorizing of the development as a Residential Back Lot Development in Article 5: Section 529 by the

Code Enforcement Officer. The Planning Board considers this to be Article 5: Section 519 Multiple Uses on a Single Lot. The Planning Board's decision is that no further review is necessary and has directed the Code Enforcement Officer to issue the building permit.

V. Request to add temporary firework storage enclosures for Phantom Fireworks on 999 Main Road (route 1A / Map 23 Lots 46 & 46A) is requesting to add temporary storage enclosures for the temporary storage of fireworks. This is an approved use in the Village Center Zone, Article 5, Section 533 of the HZO.

The Planning Board directed the Code Enforcement Officer that he has the authority to grant a permit for temporary storage enclosures. The temporary storage enclosures present on any lot shall not exceed 120 days without Planning Board approval.

VI. Adjournment

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

Meeting adjourned at 7:38 P.M.

Respectfully submitted,

Carol Cuddy
Secretary

Mike Falvey
Code Enforcement Officer