

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Wednesday, May 8, 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; Carol Cuddy; Joy Knowles and Susan McKay.

Members absent: Malcolm Coulter, Jr. and Allen Poole.

Others present: Oscar Emerson; Chip Haskell, C.E.S; Joseph Staples; Rebecca Henderson; Christopher Galinski; and other members of the public.

II. Minutes of April 10, 2013, digital recordings on file.

S. McKay moved, J. Knowles seconded; a motion to approve the minutes as presented. Vote 5-0 in favor.

III. Site Plan review request for the sale of used passenger vehicles, boats and recreational vehicles d/b/a Holden Motors, Main Road, lots 21 & 22 of tax map 19; Shane Geiser applicant.

Chip Haskell of C.E.S. gave a presentation of the proposed use to sell used vehicles, boats and recreational vehicles.

Waivers:

Section 806.6.11 existing conditions, J. Knowles moved, C. Cuddy seconded; a motion to approve the requested waiver. Vote 5-0 in favor.

Section 806.6.2 boundary survey, S. McKay moved, C. Cuddy seconded; a motion to approve the requested waiver. Vote 5-0 in favor.

Section 806.6.5 existing floor elevations, C. Cuddy moved, s. McKay seconded; a motion to approve the requested waiver. Vote 5-0 in favor.

Completeness:

Page 2
Planning Board Minutes
May 8, 2013

A. Bromley moved, C. Cuddy seconded; a motion to find the application complete. Vote 5-0 in favor.

The Board discussed traffic movements, stormwater management, lighting, landscaping, and fire access. The applicant agreed to submit to the Code Enforcement Officer a revised plan showing a 20 foot travel lane from the entrance to the building.

After requesting comments from the abutters in the audience, the Board determined that a public hearing would not be needed.

C. Cuddy moved, A. Bromley seconded; a motion to approve the amended plan, to be submitted to the CEO. Vote 5-0 in favor.

IV. Site Plan review request for the conversion of an approved site plan for the retail and wholesale of fencing products to a proposed use of professional services, i.e. body art and tattooing, 268 Main Road, lot 9 of tax map 20; Joseph Staples applicant.

Oscar Emerson, representing the owner Joe Staples, explained the proposed amendments to the site plan; removal of the second building the division of lot, relocation of the right of way and reduction in parking.

The Board discussed signage, uses, lighting and the future residential use of the back lot.

The applicant indicated that no additional lighting would be place, that he was agreeable to re-vegetation of the area indicated on the January plan, and to planting two additional trees on the easterly side of the property to enhance the buffer.

After seeking comments from the abutting property owners in the audience, the Board determined no hearing would be required.

Waivers:

A. Bromley moved, C. Cuddy seconded; a motion to approve the requested waiver for additional exhibits under section 806. Vote 5-0 in favor.

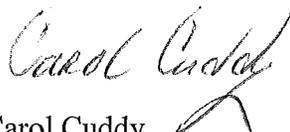
C. Cuddy moved, J. Knowles seconded; a motion to approve the requested site plan amendments, with one copy of the plan being submitted to the CEO. Vote 5-0 in favor.

Page 3
Planning Board Minutes
May 8, 2013

V. Adjournment

J. Knowles moved, C. Cuddy seconded; a motion to adjourn the meeting at 7:47 P.M.
Vote 7-0 in favor.

Respectfully submitted,


Carol Cuddy
Secretary


Stephen Condon
Town Planner