

TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
November 12, 2015
Holden Municipal Building
6:00 P.M.

I. Open Meeting

Chair, Jeffrey McBurnie opened the meeting at 6:00 P.M.

Members present: Jeffrey McBurnie; Carol Cuddy; Malcolm Coulter, Jr.; and Joy Knowles.

Members absent: Susan McKay and Allan Poole.

Others present: James Kiser, PE of Kiser & Kiser Company, Leonard Ford IV, Jack Dinsmore, Eric King, Peter Perry, John and Roberta Gray, and Wanda Libbey, Town Clerk.

II. Minutes of June 16, 2015 - digital recordings on file.

J. McBurnie moved, C.Cuddy seconded a motion to approve the Minutes. Vote 3-0 in favor, 1 abstention.

III. Election of Officers

Nominations were as follows: Jeff McBurnie for Chairman (C. Cuddy moved, J. Knowles seconded), Malcolm Coulter, Jr. for Vice President (J. McBurnie moved, J. Knowles seconded), and Carol Cuddy for Secretary (J. Knowles moved, M. Coulter seconded). No other nominations. Vote 4-0 in favor of the slate of officers.

IV. Site Plan Review request for the creation of a backlot on property located at Lot 39A of Map 26, Levensellor Road, Elizabeth Noyes, applicant.

Chair McBurnie briefly explained how landlocked backlots occurred and the method of creating a right-of-way to make them accessible – per Holden’s Zoning Ordinance Section 529.

James Kiser (on behalf of Elizabeth Noyes, applicant) had nothing to add.

The Board agreed that the application was complete and that this matter met all criteria for being a Minor Development and voted not to hold a Public Hearing (M. Coulter moved, J. Knowles seconded). Vote 4-0.

The following requested waivers were granted (C. Cuddy moved, M. Coulter seconded), Vote 4-0 in favor:

Section 806.6.3 – Location and size of any existing sewer and water mains, culverts, and drains on the property to be developed and of any that will serve the development from abutting streets or land.

Section 806.6.7 – Location of intersecting roads or driveways within two hundred (200) feet of the site.

Section 806.6.8 – Topography of the site at an appropriate contour interval (1', 2', or 5') depending on the nature of the use and character of the site.

The following Sections were deemed not applicable:

815.5 – Adequate provision has been made to locate and design proposed outdoor display and/or storage areas so as to avoid any safety hazard to vehicular and pedestrian traffic on and off the site.

815.6 – Adequate provision has been made to avoid any hazard to travel on public or private ways, or any glare or other nuisance to the use of adjoining public or private property.

815.8 – Adequate provision has been made, including, but not limited to modification of the proposed design of the site, timing of construction, and limiting the extent of filling or excavation, to protect to the maximum extent possible, the scenic or natural beauty of the area including scenic areas designated in the 2007 Comprehensive Plan, aesthetics, historic sites, archaeological resources, rare and irreplaceable natural areas, wildlife habitats including deer wintering areas identified in the 2007 Comprehensive Plan, existing uses, air quality, water quality, or other natural resources within the town or in neighboring towns.

815.9 – Whenever a project is situated, in whole or in part, within two hundred fifty feet (250'), horizontal distance, of the normal high-water line of any great pond or river, or within two hundred fifty feet (250') horizontal distance, of the upland edge of a freshwater wetland, or within seventy-five feet (75'), horizontal distance, of the normal high-water line of a stream, adequate provision has been made to conserve shoreland vegetation, visual points of access to waters as viewed from public facilities, and actual points of public access to waters.

815.13 – Adequate provision has been made to assure the proper operation of the proposed business(es) or activity(ies) on the site through the provision of adequate and

appropriate utilities, drainage, water supply, sewage disposal, solid waste disposal, access, parking and loading, and other necessary site improvements.

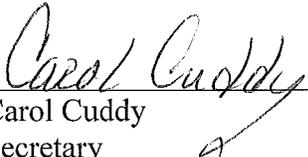
Based upon the Findings of Fact and Conclusions of Law, together with the background information for this application and conditions listed therein, **the Board voted in favor of the proposed Back Lot Division, Noyes Property Levensellor Road site plan** (C. Cuddy moved, M. Coulter seconded), Vote 4-0 in favor.

V. Adjournment

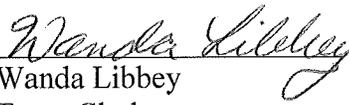
M. Coulter moved, C. Cuddy seconded a motion to adjourn the meeting. Vote 4-0 in favor. The meeting adjourned at 6:30 p.m.

Addendum: Chairman McBurnie offered to stay after the meeting to answer questions since we did not hold a Public Hearing, and there were a few questions from the public.

Respectfully submitted,



Carol Cuddy
Secretary



Wanda Libbey
Town Clerk