

TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
Tuesday, July 19, 2016
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; Malcolm Coulter, Jr., and Susan McKay, and Michael Pedreschi.

Members absent: Allan Poole, Joy Knowles, and Carol Cuddy

Others present: Town Manager and Code Enforcement Officer Benjamin R. K. Breadmore; Chuck Lawrence resident and business owner, Randy Bragg of Carpenter Associates, and Ryan Carey of Holden Fire/Code.

II. Minutes of June 16, 2016, digital recordings on file.

M. Coulter moved, S. McKay seconded a motion to approve the Minutes for June 16, 2016 as written. Vote 3-0 in favor with 1 abstention (Michael Pedreschi).

III. SITE PLAN REVIEW OF THE PROPOSED SOUTH STREET DEVELOPMENT PROJECT

The following Findings of Fact and Conclusions of Law, together with the background information for this application for the proposed South Street Development project constitute the Findings of Fact and Conclusions of Law supporting the decision of the Holden Planning Board with regard to this application.

BACKGROUND INFORMATION:

1. The applicant is South Street Development c/o Carpenter Associates;
2. The applicant has demonstrated a legal interest in the property by providing a copy of their Quick Claim Deed, dated June 24, 2016;
3. The parcel is located on the southern side of route 1A, and is identified on the Holden Tax Map 17, Lot 6;
4. The parcel is currently located wholly within the General Commercial Zone;
5. The project will use private sewer and water;

- a. The applicant has submitted a site plan submission indicating the proposed project will provide 4 onsite parking spots as indicated on the site plan with room for additional spots should parking become an issue.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board concludes that this proposed site plan has provided adequate provision for off street parking and loading

This motion was made by Malcolm Coulter and seconded by Susan Mckay with a vote of 4 to 0.

815.2 Adequate provision has been made for traffic movement of all types, including pedestrian, into, out of and within the proposed project. The board shall consider traffic movement both on-site and off-site in making its determination under this criteria.

The Board makes the following factual findings:

- a. The applicant has submitted a site plan submission indicating the proposed project provides parking on the front of the building.
- b. The site location has only one curb cut on to US Route 1A that is center to the lot and the existing access will be closed off.
- c. Due to the type of business and that the business is located on Route 1A there is little to no pedestrian traffic.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board concludes that the applicant has made adequate provisions for traffic movement of all types, including pedestrian, into, out of and within the proposed project.

This motion was made by Susan Mckay and seconded by Michael Pedreschi with a vote of 4 to 0.

815.3 Any traffic increase attributable to the proposed project will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development.

The Board makes the following factual findings:

- a. The applicant has submitted a site plan application for a Warehouse, primary traffic will only be employees as the majority of the customer business is conducted at a retail location.

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.

The Board makes the following factual findings:

- a. The applicant has submitted a site plan submission indicating the proposed project will continue to be naturally screened by the tree line that surrounds it.
- b. The site currently has no physical features that produce a glare and none are being proposed at this time.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and the conditions contained herein, the Board determines that the proposed development has provided adequate provisions 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.

This motion was made by Malcolm Coulter and seconded by Michael Pedreschi with a vote of 4 to 0.

815.7 Adequate provision has been made with regard to Buffers, Screening, Landscaping, and the preservation and Enhancement of Significant natural features.

The Board makes the following factual findings:

- a. The applicant has submitted a waiver from this requirement due to the project being approximately 460 feet from US Route 1A and naturally screened by current vegetation.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and the conditions contained herein, the Board concludes that the proposed development has made adequate provisions with regard to Buffers, Screening, Landscaping, and the preservation and Enhancement of Significant natural features as much as is practicable.

This motion was made by Susan Mckay and seconded by Malcolm Coulter with a vote of 4 to 0.

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 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 neighboring towns.

- a. The applicant has submitted a site plan submission indicating the proposed project is to be an allowed use within the zone and an application showing no adverse effects upon the community.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board determines that the proposed development has provided adequate provisions to prevent any significant adverse effect upon the public health safety, or general welfare of the neighborhood or community

This motion was made by Malcolm Coulter and seconded by Susan Mckay with a vote of 4 to 0.

815.11 Adequate provision has been made to prevent any undue adverse effect upon adjacent or nearby properties.

The Board makes the following factual findings:

- a. The applicant has submitted a site plan submission indicating the proposed project will construct a new 6,000 square foot building that will be adequately screened from neighboring properties.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board determines that the proposed development has made adequate provisions to prevent any undue adverse effect upon adjacent or nearby properties.

This motion was made by Michael Pedreschi and seconded by Susan Mckay with a vote of 4 to 0.

815.12 Adequate provision has been made to avoid any undue burden on municipal services.

The Board makes the following factual findings:

- a. The site plan shows the location is served by private well and septic.

MOTION: The Planning Board hereby adopts the findings and based upon those findings and conditions contained herein, the Board determines the proposed development **does not** cause an undue burden on municipal services.

This motion was made by Malcolm Coulter and seconded by Susan Mckay with a vote of 4 to 0.

1. The applicant, their heirs and assigns, shall construct and utilize the site according to the plans and documents submitted as part of this review and the approved site plan as well as any oral commitments regarding the project which were specifically made by the applicant to the board in the course of its deliberations.
2. This site plan approval is for South Street Development.
3. The building and associated site improvements shall be completed within two years of Planning Board project approval.
4. All exterior lighting shall be downward casting in focus.
5. The applicant/occupant shall submit to the Holden Code Enforcement Officer copies of any new or revised State and/or Federal permit approvals which may include, but are not limited to, Maine Department of Transportation, Maine Department of Environmental Protection, and Department of Public Safety Office of State Fire Marshall prior to any Certificates of Occupancy.
6. The applicant shall apply for all necessary permits (building, plumbing, electrical, sign, street opening, fill and grade, Certificate of Occupancy, etc) at least two weeks prior to the desired start date.

MOTION: The Planning Board hereby includes the 6 conditions listed above as part of this review.

This motion was made by Malcolm Coulter and seconded by Susan Mckay with a vote of 4 to 0.

MOTION: Based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application and conditions listed, the Planning Board hereby votes on this day, July 19th, 2016 **in favor of** the proposed South Street Development site plan.

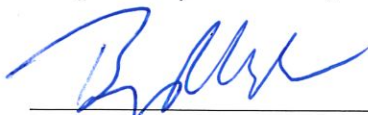
This motion was made by Malcolm Coulter and seconded by Michael Pedreschi with a vote of 4 to 0.

III. Public Comment – Town Manger introduced Both Ryan Carey newly sworn in assistant Code Officer and introduced Michael Pedreschi the newly appointed Planning Board Member.

V. Adjournment

There being no further questions or comments, M. Coulter made a motion to adjourn, S. McKay seconded with a vote of 4-0 in favor. Meeting was adjourned at 6:30 P.M.

Respectfully submitted,



Benjamin Breadmore, Town Manager