

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING MINUTES**  
**Tuesday, April 11, 2017**  
**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.; Carol Cuddy; and Mike Pedreschi.

Members absent: Joy Knowles, Susan McKay, and Allan Poole.

Others present: Town Manager/Code Enforcement Officer Ben Breadmore and Melissa Baker, applicant for Beautiful Creations.

**II. Minutes of December 13, 2016 digital recordings on file.**

Malcolm Coulter moved and Mike Pedreschi seconded a motion to approve the Minutes for December 13, 2016 as written. Vote 4-0 in favor.

**III. Site Plan Review for a proposed full-service salon called Beautiful Creations on Lot 1 of Tax Map 23, 858 Main Road, Melissa Baker applicant.**

Background Information:

1. The applicant is Beautiful Creations c/o Melissa Baker;
2. The applicant has demonstrated a legal interest in the property by providing a copy of the Rental Agreement dated March 8, 2017;
3. The parcel is located on the southern side of Route 1A, and is identified on the Holden Tax Map 23, Lot 1.
4. The parcel is currently located wholly within the Limited Commercial Zone.
5. The project will use private sewer and water;
6. This use is an allowed use within the Limited Commercial Zone as outlined in the Holden Zoning Ordinance Article 4 Schedule of uses and zone overlay requirements Section 406 -- Commercial Activities (q) Health Spas, Fitness Clubs, Gymnasiums, etc., and (cc) Service Businesses.

No waivers are requested as all elements on site are pre-existing and there are no changes proposed to the outside of the property.

Town Manager/Code Enforcement Officer Ben Breadmore explained that this application is for a hair salon at the old site of Pete's Pretty Good Ice Cream; that there are no

proposed changes to the exterior of the building, parking, lighting, grading, entrances, etc.; that the proposed usage is within the present plumbing and septic conditions; and that this use is allowed in the zone.

Applicant Melissa Baker stated that she has been a licensed cosmetologist for about three years. Beautiful Creations will be for everyone from little kids on up and is a full-service salon. She looks forward to bringing her business to the beautiful community of Holden.

Chairman Jeffrey McBurnie advised that this is basically a change-of-use situation which is allowed in this zone; therefore, holding a meeting may not have been necessary, but he wanted to be sure everything was considered and to cover all the bases, including any changes that might be necessary for plumbing, wastewater, screening/buffering, etc. It was generally agreed this use will have less of an impact on the site than the prior use.

Town Manager/Code Enforcement Officer Ben Breadmore read into the record the following conditions which are to be made as part of the approval of this plan:

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 Beautiful Creations c/o Melissa Baker.
3. All exterior lighting shall be downward casting in focus.
4. 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.
5. 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: Carol Cuddy moved, and Malcolm Coulter seconded, a motion to accept the proposed site plan considering that there are no changes to the previously accepted conditions. Vote 4-0 in favor.

#### **IV. Public Comment**

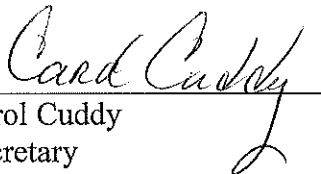
Chair McBurnie advised that he has received no calls or written comments from the public and that there are no members of the public present today, with the exception of the applicant.

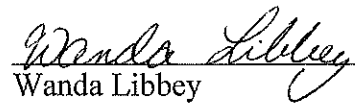
MOTION: Carol Cuddy moved, and Malcolm Coulter seconded, a motion not to hold a public hearing on the Minor Development as presented to the Board. Vote 4-0 in favor.

**V. Adjournment**

Malcolm Coulter moved, and Carol Cuddy seconded, a motion to adjourn the meeting. Vote 4-0 in favor. The meeting was adjourned at 6:10 P.M.

Respectfully submitted,

  
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Carol Cuddy  
Secretary

  
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Wanda Libbey  
Town Clerk