

TOWN OF HOLDEN
PLANNING BOARD MEETING MINUTES
Tuesday, June 10, 2019
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, Joy Knowles, Susan McKay, James Pelletier, Mike Pedreschi, and Allan Poole.

Members absent: None

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, applicant Mark Beauregard, and abutters Paul & Melanie Halvachs.

II. Minutes of May 8, 2019 digital recordings on file.

Review and acceptance of May 8, 2019 minutes deferred until next meeting.

III. Site Plan Review - Request for the creation of a backlot on property located at Map 2 of Lot 24, Wiswell Road, Mark Beauregard, applicant.

Chairman McBurnie introduced applicant Mike Beauregard. Mike informed the Board that he is a part owner of Temporary Bridge Solutions, LLC (TBS) who purchased the property in early 2018 with the intention to subdivide the property into house lots. After further review, they decided not to subdivide, and Mike now wants to buy 19+ acres from TBS to build a house. Town Manager Ben Breadmore added that abutters have been notified and informed that this application references Section 529 Residential Back Lot Development of the ordinance which allows for one lot to be broken out from the parent parcel. Town Manager Breadmore stated that it is his interpretation as the Town Code Official that the applicant has met the four requirements in the ordinance. The parcel has 130 acres with potential for subdivision which the applicant is not considering at this time. Upon questioning from abutter Paul Halvachs, Town Manager Breadmore stated that the 19-acre parcel being proposed for development does not have any wetland as shown on wetland zoning maps. There is some wetland on the 130 acre site, but it is removed from this particular lot.

Town Manager Breadmore added that 131 abutter notifications were sent out about this project (as Cedar Haven abuts this property in the back end), and he had about 45 responses who said they did not care about only one house being built there.

Chairman McBurnie stated that the applicants have met all the requirements of Section 529 Residential Back Lot Development. MOTION was made by Allan Poole and seconded by Carol Cuddy that based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application, the Planning Board hereby votes on this day, June 10th, 2019 in favor of the proposed Residential Back Lot for Mark and Tracy Beaugard. Vote 7 in favor, 0 against.

IV. Public Comment

Town Manager Breadmore updated the Planning Board about having some zoning ordinance amendments coming up in July – one to rezone the Holbrook School on Route 46 from R-2 to Community Service so they can have a sign, and another to regulate recreational marijuana. The state is going to vote on the rules and regulations in the very near future. It is going to be located on Route 1A regardless, and discussions have been had with the Town Council, the town attorney, the Police Department, the State Police, and County officials. The State has indicated that if we allow for recreational retail and/or cultivation in Holden, there will be a share of the proceeds to come back to the community. There is an opportunity for us to get a new construction as well as shared revenues. Profits could be in the area of \$30 million in one year, and our 1% would be \$300,000. Town Manager Breadmore recommended to Council that we limit construction to an area with a traffic control signal to handle the additional new traffic. The Town is looking at two intersections – Route 1A and 46, and Route 1A and South Road/Bagaduce Road. If there is no traffic signal located at the intersection, Town Manager Breadmore recommends that the applicant be required to install one and to maintain it for as long as their business is present. Council will work on this project first, then send it to the Planning Board for input, then take it back for enactment. Other towns are considering allowing recreational retail/cultivation as well.

Upon a question from Chairman McBurnie, Town Manager Breadmore said he thinks the Comprehensive Plan still contains a lot of good material and could be updated with amendments in-house rather than doing a full rewrite. He has discussed this with Council as well as with former Code Enforcement Officer Steve Condon.

V. Adjournment

MOTION was made by Mike Pedreschi and seconded by Carol Cuddy to adjourn. Vote 7 in favor, 0 against. Meeting was adjourned at 6:16 p.m.

Planning Board Approved: July 16, 2019