

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Wednesday, May 8th, 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, James Pelletier, Mike Pedreschi, and Allan Poole.

Members absent: Susan McKay

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, applicants Mike White, Roland Francis, Council Chair Thomas Copeland, Mac Harriman, Michael Dalton, Edward Potter.

II. Minutes of January 14th, 2019; digital recording on file.

Chair Jeff McBurnie asked for a motion to accept the minutes from January 14th, 2019 motion was made to accept by Allan Poole and seconded by Mike Pedreschi. Motion carried with 1 abstention.

III. Public Hearing – Site Plan Review request for proposed Modular Home sales on Map 19 Lot 12 at 84 Main Road, (Broughman Builders, Inc.) Applicant.

Chair Jeff McBurnie opened the Public Hearing for proposed Modular Home sales on Map 19 Lot 12 at 84 Main Road, (Broughman Builders, Inc.) Applicant. Chair McBurnie explained the guidelines of the Public Hearing and opened it up for the applicant to introduce their project. Mike White introduced himself and explained his proposed project. During the presentation there was discussion to amend the landscaping/screen requirements which can be amended during the Site Plan Review portion of the meeting. Chair McBurnie closed the Public Hearing and moved into the Site Plan Review portion of the agenda.

IV. Site Plan Review request for proposed Modular Home sales on Map 19 Lot 12 at 84 Main Road, (Broughman Builders, Inc.) Applicant was approved with a vote of 6 to 0. See Final Planning Board Order.

V. Site Plan Amendment Review request from Maine Construction Group to add additional display area utilizing the existing curb cut and to install additional screening/landscaping.

Chair McBurnie opened up the Site Plan Review request for Site Plan Amendment Review request from Maine Construction Group to add additional display area utilizing the existing curb cut and to install additional screening/landscaping. Ronald Francis gave a brief overview of their plans for expanded display area at their existing lot.

Site Plan Amendment Review request from Maine Construction Group to add additional display area utilizing the existing curb cut and to install additional screening/landscaping was approved 6 to 0. See signed memo of Site Plan Amendment.

VI. Public Comment

Resident Edward Potter spoke to the Planning Board about expanding uses within the Limited Commercial Zone for things such as warehousing and storage. There was discussion had that there may be additional uses to consider allowing in the Limited Commercial Zone if not just extending the General Commercial Zone to encompass the Limited Commercial Zone. Planning Board was then updated on perspective upcoming projects.

VII. Adjournment

Motion was made to adjourn by Allan Poole and seconded by Joy Knowles.

Planning Board Approved: July 16, 2019