

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING MINUTES**  
**Tuesday, November 14, 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, Carol Cuddy, Joy Knowles, Susan McKay, Michael Pedreschi, and Allan Poole

Members absent: Malcolm Coulter, Jr.

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Jared Jacobs on behalf of Apex Metals, and one member of the public.

**II. Minutes of April 11, 2017, digital recordings on file.**

M. Pedreschi made/A. Poole seconded a motion to approve the Minutes for April 11, 2017. Vote 3 in favor, 3 abstentions, 1 absent.

**III. Election of Officers**

The Board agreed to vote on the nominations as a whole slate.

Joy Knowles nominated Carol Cuddy to continue holding the position of Secretary. Carol asked for volunteers, but said she would serve if elected.

Allan Poole volunteered to run for the position of Vice Chairman.

Carol Cuddy nominated Jeff McBurnie to continue holding the position of Chairman. Jeff asked for volunteers, but said he would serve if elected.

S. McKay made/J. Knowles seconded a motion to close the nominations and vote on the slate of officers. Vote 5 in favor, 1 abstention, 1 absent.

The slate of officers are: Jeff McBurnie, Chairman; Allan Poole, Vice Chairman; and Carol Cuddy, Secretary.

**IV. Public Hearing - Site Plan Review request to add Auto Recycling to lot 18 of Tax Map 36-2, 42 Leeds Way, Apex Metals applicant.**

Town Manager Ben Breadmore recommended holding a public hearing since the applicant chose to do a public hearing in case there was some concern by the public, and

the applicant has paid for publication in the newspaper. J. Knowles made/A. Poole seconded a motion to hold a public hearing. Vote 6 in favor, 1 absent.

Chair Jeff McBurnie opened the hearing at 6:06 P.M. and after explaining the procedure of a public hearing, he introduced Jared Jacobs. Mr. Jacobs stated that he owns Apex Metals and has been in the recycling business for more than ten years. He said they are excited to bring their business to Holden and now would like to add auto recycling as part of their work. Removing liquids and batteries would be off-site, and this would be a scrap metal business, not a vehicle parts business. Responding to a question from the public, Mr. Jacobs stated that their workdays are Monday thru Friday 7:00 a.m. to 4:30 p.m. and Saturday from 7:30 a.m. to noon, and that the noise level would be relatively unchanged from what is happening there presently. Mr. Jacobs advised that they now have about two truckloads a week coming in the road and do not anticipate a large increase in traffic. Town Manager Ben Breadmore added that Leeds Way is a private road principally managed by J.E. Butler Operations, and that Mr. Butler purchased the adjacent Aunt Betty's Attic property in order to expand the road to accommodate any additional traffic and to create dedicated turn-around lanes for large vehicles. Town Manager Breadmore added that the only change to the existing business is to add the "automobile graveyard" work to the already existing "junkyard" business on the property, all of which is an allowed use under the Holden Zoning Ordinance and in line with what was previously approved by the Planning Board.

There being no additional testimony or questions, Chair Jeff McBurnie announced that the Public Hearing could be closed. J. Knowles made/C. Cuddy seconded a motion to close the Public Hearing. Vote 6 in favor, 1 absent.

**V. Site Plan Review request for a proposed amendment to add Auto Recycling to lot 18 of Tax Map 36-2, 42 Leeds Way, Apex Metals applicant.**

Because there are no changes to the previously approved use of this business, Town Manager Ben Breadmore advised that we could move to decide to authorize waivers 1-4, and then take items 815.1 through 815.14, and then take the agreed upon five conditions, as a whole, and basically make three motions to complete this review.

The four waivers requested are as follows: 806.3 Originals of maps and drawings, etc.; 806.6.3 Boundary lines and distances, etc.; 806.6.10 On-site soils for septic disposal, etc.; and 806.7.6 Location, front view, and dimensions of proposed signs (existing sign to be used). Sue McKay made/J. Knowles seconded a motion to approve the four requests for waivers as a block. Vote 6 in favor, 1 absent.

The five conditions listed in the review are as follows:

- (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 Apex Metals.
- (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.

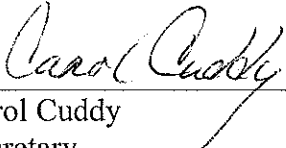
C. Cuddy made/J. Knowles seconded a motion to include the above five conditions as part of this review. Vote 6 in favor, 1 absent.


M. Pedreschi made/A. Poole seconded a motion to approve the proposed Apex Metals site plan based upon the Findings of Fact and Conclusions of Law, together with the background information for this application and the conditions listed. The Planning Board hereby votes on this day, November 14, 2017 in favor of the proposed Apex Metals site plan. Vote 6 in favor, 1 absent.

**VI. Public Comment.** Town Manager Benjamin Breadmore advised that the Planning Board may have a meeting next month because there is a proposed subdivision amendment down at Brewer Lake Shores Drive to turn 6 lots into 3 lots, and we also may have a site plan for a commercial greenhouse.

**VII. Adjournment.** A. Poole made/J. Knowles seconded a motion to adjourn. Meeting adjourned at 6:27 p.m.

Respectfully submitted,

  
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Carol Cuddy  
Secretary

  
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Wanda Libbey  
Town Clerk