

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Tuesday, June 15th, 2021
Holden Municipal Building
6:00 P.M.**

Minutes

I. Open Meeting

Chair, Jeffrey McBurnie opened the meeting at 6:00 P.M.

Members present: Jeffrey McBurnie, James Pelletier, Joy Knowles, Carol Cuddy, John Cousins, and Michael Pedreschi.

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Randy Bragg, Jim Kiser, Michael Gump, Lindsey Robinson, Paul Weatherbee, Chris Kilgour, Shawn McDougal, and Shane McDougal.

II. Approval of Minutes of May 19, 2021 digital recording on file.

Carol Cuddy motioned to approve the minutes of May 19, 2021, seconded James Pelletier. Vote was 6-0.

III. Shoreland Zoning Expansion Requests

A. 125 Carter Drive – Motion was made to approve the request by Michael Pedreschi and seconded by Carol Cuddy with a vote of 6 to 0

B. 26 Moonlight Drive – Motion was made to approve the request by Michael Pedreschi and seconded by Carol Cuddy and seconded by Joy Knowles with a vote of 6 to 0.

IV. Sketch Plan Review Copeland Hill Road, Tax Map 18 Lot 32A – Jim Kiser presented a proposal to the Planning Board for a potential development on the Copeland Hill Road. After reviewing the proposal and with input from the Town Manager/CEO they gave consensus to use Section XX F: Space Standards 2. In the R-2 Zone and R-3 Districts outside of the Shoreland Zone, the required minimum lot size or minimum land area per dwelling unit for the building envelope may be reduced in conservation subdivisions to no less than one half acre. This would allow for 4, 4-unit buildings vs. two buildings housing 18 units.

V. Public Hearing – Mega Storage, c/o Carpenter Associates. – The Public Hearing was opened at 6:48, both Randy Bragg and Chris Kilgour presented the proposed Mega Storage.

VI. Site Plan Review request for Mega Storage, c/o Carpenter Associates.

Planning Board members reviewed the proposed project and approved by a vote of 6 to 0. See Planning Board Order on file at the Holden Town Office.

VII. Public Hearing – Downeast Solar, LLC, c/o Aviest Engineering. – The Public Hearing was opened at 6:20, both Shane and Shawn McDougal presented the proposed Downeast Solar, LLC, c/o Aviest Engineering.

VIII. Site Plan Review request for Downeast Solar, LLC, c/o Aviest Engineering.

Planning Board members reviewed the proposed project and approved by a vote of 6 to 0. See Planning Board Order on file at the Holden Town Office.

IX. Public Comment - None

X. Adjournment – 7:28