

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING**  
**Tuesday, March 8th, 2022**  
**Holden Municipal Building**  
**6:00 P.M.**

This meeting will offer a Zoom option, to attend the meeting, call: (929)205-6099, with a phone from a location with a good reception and enter the Meeting ID, 898 7007 6049. Follow the audio instructions provided to gain access to the call or use the following link:

<https://us02web.zoom.us/j/89870076049>

I. Open Meeting

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

Members present: Jeffrey McBurnie, Carol Cuddy, James Pelletier, Michael Pedreschi, and Susan McKay (via Zoom).

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Ryan Carey, Ryan Davis; Fire Chief, Chris Luce; Deputy Code Enforcement Officer/Fire Lt., Kurtis Marsh, Melissa Gray, Scott Kenny, Theresa Seeley, James Kiser, Timothy Dougherty, and other members of the public.

Town Manager Breadmore Reviewed the Remote Participation Policy for members of the Planning Board and for those present.

II. Approval of Minutes of December 14, 2021 digital recording on file.

Carol Cuddy motioned to approve the minutes of December 14, 2021, seconded by Michael Pedreschi. Roll call was taken Vote was 5-0.

III. Shoreland Zoning Expansion Request 151 Pinkham Road.

Motion was made to approve the request by Michael Pedreschi and seconded by James Pelletier. Roll call was taken Vote was 5-0.

IV. Site Plan Amendment request for Southstreet Development Company, LLC, c/o Carpenter Associates.

This project was withdrawn by the applicant.

V. Public Hearing Site Plan/Subdivision Request for Multi-Family Housing Units (Quadplexes), 4 structures, 16 total units on Tax Map 18, Lot 32-A, Holden, ME. Hampden Realty Group LLC, c/o Kiser and Kiser applicant.

VI. Site Plan/Subdivision Review for Multi-Family Housing Units (Quadplexes), 4 structures, 16 total units on Tax Map 18, Lot 32-A, Holden, ME. Hampden Realty Group LLC, c/o Kiser and Kiser applicant.

Project was tabled pending additional information as requested by the Planning Board.

Due to the complexity of this issue and concerns raised from residents, staff is working to provide verbatim minutes for a future meeting.

VII. Public Comment

VIII. Adjournment

MOTION was made by Carol Cuddy and seconded by Michael Pedreschi to adjourn.  
Vote 5-0. Meeting was adjourned at 7:31 p.m.

In compliance with the Americans with disabilities Act, if you require any kind of assistance to fully participate in this meeting, please notify us at 843-5151 or write to Town Manager, 570 Main Road, Holden, Maine, 04429.