

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Thursday April 4th, 2023
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, Michael Pedreschi, James Pelletier, John “JC” Cousins, and Susan McKay.

Others present: Town Manager/Code Enforcement Officer Benjamin Breadmore, Ron Bragg; Applicant, Randy Bragg; Engineer, Lauri Kelley; Resident, and Susan Dunham Shane; Resident of Eddington.

II. Approval of Minutes of January 25th, 2023, digital recording on file.

Michael Pedreschi motioned to approve the minutes of January 25th, 2023, seconded by James Pelletier. Vote was 4-0.

III. Public Hearing for Mann Hill Properties on Tax Map 19, Lot 8-06, Holden, ME c/o Carpenter Associates applicant.

Chairperson Jeffrey McBurnie opened the Public Hearing at 6:00pm, Town Manager/Code Enforcement Officer Benjamin Breadmore updated the Planning Board and the public regarding the information change in the packets and Ron Bragg of Ron Bragg Carpentry went over his project for the Planning Board. Public Hearing was closed at 6:04.

IV. Site Plan Review for Mann Hill Properties on Tax Map 19, Lot 8-06, Holden, ME c/o Carpenter Associates applicant.

Motion was made by James Pelletier and seconded by John “JC” Cousins to approve Mann Hill Properties with a vote of 5 to 0.

V. Public Hearing for the Short-Term Rental Registration Ordinance.

Chairperson Jeffrey McBurnie opened the Public Hearing at 6:22pm, Town Manager/Code Enforcement Officer Benjamin Breadmore gave the Planning Board the background information on the proposal and Laurie Kelley; Resident relayed her concerns and support for the adoption of the ordinance. Public Hearing was closed at 6:35pm.

VI. Review of the Short-Term Rental Registration Ordinance.

Motion was made by John “JC” Cousins and seconded by James Pelletier to send the proposed ordinance to the Holden Town Council with a recommendation for approval with a vote of 5 to 0.

VII. Public Hearing for the proposed Zoning Ordinance Amendment.

Chairperson Jeffrey McBurnie opened the Public Hearing at 6:39pm, Town Manager/Code Enforcement Officer Benjamin Breadmore gave the Planning Board the background information on the proposal and rationalization for the proposal. Public Hearing was closed at 6:46pm.

VIII. Review of the Zoning Ordinance Amendment.

Motion was made by John “JC” Cousins and seconded by James Pelletier to send the proposed ordinance to the Holden Town Council with a recommendation for approval with a vote of 5 to 0.

IX. Discuss request from Dan Smith to rezone a portion of his property.

Motion was made by Susan McKay and seconded by Michael Pedreschi to consider the Zone change with the Planning Board at a future meeting with proper notification to abutters with a vote of 5 to 0.

X. Open Discussion

Town Manager Benjamin Breadmore gave the Planning Board an update on ongoing projects as well as potential projects coming before the board later in the year.

XI. Adjournment

Motion was made by Susan McKay and seconded by John “JC” Cousins to adjourn the meeting with a vote of 5 to 0 at 7:15pm.