

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Thursday April 27th, 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, Joy Knowles, and Susan McKay.

Others present: Town Manager/Code Enforcement Officer Benjamin Breadmore, MJ Ball, Andrew Carter, Annette Plaumann, Richard Barclay, and other abutting property owners that did not sign the Sign in Sheet.

II. Approval of Minutes of April 4th, 2023, digital recording on file.

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

III. Public Hearing for amendment to Zoning Map on Tax Map 22, Lot 05.

Chairperson Jeffrey McBurnie opened the Public Hearing at 6:01pm, Town Manager/Code Enforcement Officer Benjamin Breadmore provided an overview of the request for Zone Change before the board. Public Hearing Closed at 6:07pm.

IV. Review amendment to Zoning Map on Tax Map 22, Lot 05.

Motion was made by Michael Pedreschi and seconded by Joy Knowles to recommend approval to the Holden Town Council with a vote of 5 to 0.

V. Site Plan Amendment for James Hillman at 3 Copeland Hill Road, Map 18 Lot 30-C.

Motion was made by Susan McKay and seconded by Joy Knowles to approval the requested amendment to the Site Plan at 3 Copeland Hill Road, with a vote of 5 to 0.

VI. Open Discussion

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

VII. Adjournment

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.