

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING**  
**Tuesday August 2<sup>nd</sup>, 2022**  
**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, Carol Cuddy, James Pelletier, Michael Pedreschi, and Joy Knowles.

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Randy Bragg, Town Councilor Ryan Carey, Ryan Nyer, David Woods, Vicki Woods, and Annette Plaumann.

II. Approval of Minutes of May 17<sup>th</sup>, 2022 digital recording on file.

Carol Cuddy motioned to approve the minutes of May 17<sup>th</sup>, 2022, seconded by Joy Knowles. Vote was 5-0.

III. Site Plan Amendment, 858 Main Road, Map 23 Lot 1.

Motion was made by Michael Pedreschi and seconded by James Pelletier to approve the request for 858 Main Road with a vote of 5 to 0.

IV. Landscaping Amendment Request for Maine Military Supply, 179 Main Road, Map 17 Lot 5.

Motion was made by Joy Knowles and seconded by Michael Pedreschi to approve the request for Maine Military Supply with a vote of 5 to 0.

V. Impact Fee Ordinance Discussion

Planning Board embraced the implementation of the Impact Fee Ordinance for the Town of Holden to prepare for future development. Some comments on the document as proposed included:

- No waivers allowed period
- Perpetual Cost on going
- Could there be a cost per bedroom?
- Can we get a cost per home?

VI. 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 this year.

VII. Adjournment

Carol Cuddy motioned to adjourn the meeting, seconded by Joy Knowles. Meeting was closed at 6:42 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.