

**TOWN OF HOLDEN  
PLANNING BOARD MEETING  
Tuesday September 20<sup>th</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, Susan McKay, and Joy Knowles.

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Randy Bragg, James Kiser, and Rodney Kelshaw.

II. Approval of Minutes of August 2<sup>nd</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. Sketch Plan/Inventory Plan Review, Spruce Ridge Subdivision, Tax Map 5B, Lot 1A.

James Kiser presented the Spruce Ridge Subdivision to the Planning Board. Where the Planning Board walked the property back in 2007 it was not deemed necessary to walk the property again. Points of interest from the Board were:

- The ability to connect the proposed open space with existing trail systems
- Adequate turning radius for both Public Safety and for plowing
- Access from Pine Cone Mobile Home Park to the project for Public Safety personnel, reducing response to Eastern Avenue by approximately  $\pm 5$  miles

IV. Site Plan Amendment for Mega Storage, c/o Carpenter Associates, Tax Map 21, Lot 18.

Motion was made by Joy Knowles and seconded by Carol Cuddy to approve the request for amendment with additional conditions at 495 Main Road with a vote of 5 to 0.

V. Site Plan Amendment for OneEnergy Development, LLC, c/o Flycatcher LLC., Tax Map 8, Lot 16.

Motion was made by Carol Cuddy and seconded by Joy Knowles to approve the request for amendment for OneEnergy Development, LLC, c/o Flycatcher LLC with a vote of 5 to 0.

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 6:57 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.