

TOWN OF HOLDEN
PLANNING BOARD MEETING
Tuesday, February 11th, 2020
Holden Municipal Building
6:00 P.M.

I. Open Meeting

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

Members present: Jeffrey McBurnie, Carol Cuddy, Michael Pedreschi, James Pelletier, Joy Knowles.

Members absent: Susan McKay and Allan Poole

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, applicants Scott Vicnare, Oscar Emmerson and Neil Perostri. In addition, present were Town Council members, Pat Sirois, Bob Harvey and Ryan Carey. Some members of the public were in attendance that did not sign the attendance record.

II. Approval of Minutes of October 8, 2019 digital recording on file.

Carol Cuddy motioned to approve the Minutes of October 8, 2019, seconded Joy Knowles.

III. Public Hearing - Site Plan Review request to locate a Connectivity Works on Map 22, Lot 5, Dan and Heather Smith applicants.

Motion was made by Carol Cuddy and seconded by Joy Knowles not to hold a Public Hearing. Vote 5 in favor, 0 against.

IV. Site Plan Review request to locate a Connectivity Works on Map 22, Lot 5, Dan and Heather Smith applicants.

MOTION: Based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application and conditions listed, the Planning Board hereby votes on this day, February 11th, 2020 in favor of the proposed change of use for Connectivity Works, Inc. at 724 Main Road.

This motion was made by Joy Knowles and seconded by Carol Cuddy with a vote of 5 to 0.

V. Public Hearing - Site Plan Review request to relocate and expand a shed within the Shoreland Zone on Map 25, Lot 6, applicant's Scott and Michelle Vicnaire.

Motion was made by Joy Knowles and seconded by James Pelletier not to hold a Public Hearing. Vote 5 in favor, 0 against.

- VI. Site Plan Review request to relocate and expand a shed within the Shoreland Zone on Map 25, Lot 6, applicant's Scott and Michelle Vicnaire.

MOTION: Based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application, the Planning Board hereby votes on this day, February 11th, 2020 in favor of the proposal submitted by Scott & Michelle Vicnaire, subject to septic inspection performed by the Holden Code Enforcement Department and documented for the file.

This motion was made by Michael Pedreschi and seconded by Carol Cuddy with a vote of 5 to 0.

- VII. Public Hearing - Site Plan Review request to locate a Professional Office on Map 19, Lot 8-7, Logical Holdings, LLC applicant's c/o Down to Earth Profession Land Services Inc.

Motion was made by Joy Knowles and seconded by Carol Cuddy not to hold a Public Hearing. Vote 5 in favor, 0 against

- IIIX. Site Plan Review request to locate a Professional Office on Map 19, Lot 8-7, Logical Holdings, LLC applicant's c/o Down to Earth Profession Land Services Inc.

MOTION: Based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application and conditions listed, the Planning Board hereby votes on this day, February 11th, 2020 in favor of the proposed Logical Holdings, LLC Site Plan.

This motion was made by Joy Knowles and seconded by Carol Cuddy with a vote of 5 to 0.

- IX. Open Discussion

Town Manager Breadmore discussed some ideas in relation to amending the Subdivision Ordinance in an effort to make development easier on perspective developers. He also provided the Planning Board copies of Subdivision Ordinances from neighboring communities that the board may use as reference in their review of the document.

Town Council members Ryan Carey and Robert Harvey gave perspective on wanting to be competitive, and forward thinking for the community, but we want to take into account the Comprehensive Plan and the good parts of the existing Ordinance that we have on the books.

Planning Board was receptive to the comments and information brought forward. they requested that staff take a look and propose specific changes for their review at a later date.

- X. Public Comment

None

XI. Adjournment

MOTION was made by Michael Pedreschi and seconded by Carol Cuddy to adjourn.
Vote 5 in favor, 0 against, 2 absent. Meeting was adjourned at 7:57 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.