

**TOWN OF HOLDEN**  
**PLANNING BOARD MEETING**  
**Tuesday, May 26<sup>th</sup>, 2020**  
**Holden Municipal Building**  
**6:00 P.M.**

**This meeting will be held via conference line, in adherence to the “Public proceedings through remote access during declaration of state of emergency due to COVID-19.” To attend the meeting, call: (929) 205-6099, with a phone from a location with a good reception and enter the Meeting ID, 863 9134 6262. Follow the audio instructions provided to gain access to the call.**

I. Open Meeting

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

Members present: Jeffrey McBurnie, Carol Cuddy, James Pelletier, Joy Knowles, Michael Pedreschi (via Zoom), Susan McKay (via Zoom), Alan Poole (via Zoom).

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, Town Councilor Ryan Carey, Officer Philip Boyd, Irv Marsters Applicant, Oscar Emerson Applicant. In addition, Mark Sullivan (via Zoom), and Jeff Parker (via Zoom).

II. Approval of Minutes of February 11<sup>th</sup>, 2020 digital recording on file.

Carol Cuddy motioned to approve the Minutes of October 8, 2019, seconded Joy Knowles. Roll Call was taken Vote was 6-0-1.

III Curran Homestead Discussion

Consensus vote was taken to agree with the assessment provided by Cheryl Gray, Chair of Curran Homestead Inc. Roll call was taken and vote was 6-0-1.

IV. Public Hearing

Site Plan/Subdivision Review for Multi-Family Housing Units (Duplexes), 6 structures, 12 total units on Tax Map 23, Lot 19, Holden, ME. John Coughlin applicant.

As a Major project a Public Hearing is required to be held. Applicant representative Oscar Emerson gave a review of the project going over the waivers and exhibits provided as required by the Holden Subdivision and Site Plan Ordinances.

Michael Pedreschi questioned the need for a Hydro-Geologic Assessment and the singular site use versus the multiple systems on site.

Susan McKay inquired about the capacity of septic systems, walking trails, open space and required landscaping.

Jeff Parker expressed his concern on traffic attributed to the proposed project, requested a Hydro-Geologic Assessment be completed, and inquired as to the requirement that the duplexes be 55 and older.

- V. Site Plan/Subdivision Review for Multi-Family Housing Units (Duplexes), 6 structures, 12 total units on Tax Map 23, Lot 19, Holden, ME. John Coughlin applicant.

Subdivision

MOTION: Joy Knowles moved, James Pelletier seconded; a motion, that after making the foregoing Findings and Conclusions this Board vote to grant Final Approval to this proposed subdivision. Vote 4-2-1.

Site Plan

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, May 26<sup>th</sup>, 2020 in favor of the proposed Site Plan/Subdivision for John Coughlin.

This motion was made by Joy Knowles and seconded by Carol Cuddy with a vote of 4-0-3.

- VI. Public Comment

Town Manager Breadmore, thanked those that participated in the evenings meeting both in person and via Zoom, hoping we can return to some level of normal meetings in the near future.

- VII. Adjournment

MOTION was made by Joy Knowles and seconded by Carol Cuddy to adjourn. Vote 6-0-1. Meeting was adjourned at 8:41 p.m.