

**TOWN OF HOLDEN
PLANNING BOARD MEETING
Tuesday, October 8, 2019
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, Susan McKay, James Pelletier, Joy Knowles.

Members absent: Mike Pedreschi and Allan Poole

Others present: Town Manager/Code Enforcement Officer Ben Breadmore, applicants Frank Alexander, Travis Letellier and James Kiser. In addition, present were council members Tom Copeland, Pat Sirois, Bob Harvey and Ryan Carey. Some members of the public present were Rebecca Henderson and more who did not sign the attendance record.

II. Approval of Minutes of July 16, 2019 digital recording on file.

Susan McKay motioned to approve the Minutes of July 16, 2019, seconded by James Pelletier.

III Public Hearing - Site Plan Review request to locate a Tractor Supply Retail Store on Map 17, Lot 9, Northeast Civil Solutions Inc. applicant.

Chairman McBurnie opened the public hearing.

Rebecca Henderson inquired as to the vegetation buffer along the property line shared by her property and the proposed development.

Applicant Frank Alexander, and representative Travis Letellier, gave an overview of the proposed Tractor Supply Retail Store for the Board and answered questions raised by Rebecca Henderson and Planning Board members.

IV. Site Plan Review request to locate a Tractor Supply Retail Store on Map 17, Lot 9, Northeast Civil Solutions Inc. applicant.

Planning Board went through all 14 review criteria and 6 conditions of the draft Planning Board Order. Carol Cuddy made the motion that 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, October 8th, 2019 in favor of the proposed Primax Properties, LLC Tractor Supply Retail Store Site Plan. That motion was seconded by Joy Knowles. Vote 5-0

V. Site Plan Review amendment request to expand the primary structure of a previously approved site plan for Granville Stone & Hearth on Map 17, Lot 2, Kiser & Kiser Co.

James Kiser presented the Granville Stone and Hearth Amendment for the Planning Board.

Planning Board Chair Jeffrey McBurnie, read the Planning Board memo provided by the Town Manager into the record.

Carol Cuddy made the motion not to hold Public Hearing as this was an amendment to an existing Site Plan and met the criteria for Minor Development, seconded by Joy Knowles, Vote 5-0.

Joy Knowles made the motion based upon the above Findings of Fact and Conclusions of Law, together with the background information for this application and previous Planning Board approval conditions, the Planning Board hereby votes on this day, October 8th, 2019 in favor of the proposed Site Plan amendment for Granville Stone at 205 Main Road. Motion was seconded by Carol Cuddy. Vote of 5 to 0.

V. 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.

James Kiser also weighed in on how Holden compares to other communities and if we were to work on our respective ordinance it may spark more development.

Planning Board was receptive to the comments and information brought forward and would like to see further work put into making the Subdivision Ordinance more user friendly.

VI. Public Comment

Town Councilor Robert Harvey, thanked the Board and administration for the review and approval of the two projects tonight. From an economic point of view these projects will help our tax base.

VII. Adjournment

MOTION was made by Joy Knowles and seconded by Carol Cuddy to adjourn. Vote 5 in favor, 0 against, 2 absent. Meeting was adjourned at 6:57 p.m.

Respectfully submitted,

Benjamin Breadmore, Town Manager