

PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, FEBRUARY 14, 2006
6:00PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, February 14, 2005 was called to order at 6:00PM by Chairman George Urbanneck.

2. ROLL CALL

Chairman George Urbanneck, James Keene, Wayne Patton, Linda Graham, Mike Ryan, Alden Gray, Rick Nickerson, CEO Millard Billings and Recording Secretary Heidi Farley.

Members of the public present: Sam Coplon, agent for David Elliott.

3. ADJUSTMENT/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

MOTION by Mike Ryan to accept minutes of January 24, 2006, Linda Graham seconded. Motion passed 5 in favor, Wayne & Rick abstained due to not being present at last meeting.

5. SUBDIVISIONS

A. WORKSHOP, REQUEST OF SAMUEL COPLON AGENT FOR DAVID ELLIOTT TO CREATE TWO ADDITIONAL LOTS ON TAX MAP 4 LOT 6-1 IN THE HARBOR SHORELAND AND RESIDENTIAL/BUSINESS ZONES.

Mr. Coplon explained that Mr. Elliott would like to create 2 more lots on what was Lot #5 in the previous subdivision. Each lot would be approximately 3 1/2 acres in size on the Easterly side of the property and would have 220-250ft of shore front. The drive would be continued to create a shared drive for the two lots and the utilities are underground. He also explained that an agreement has been reached about the buffers with the owners of the A-2 property and everyone is happy. There will be a right of way to the shore that will be accessible by the owners of lots 1, 2

& 3 as well as the new lots and will only be used by golf carts and walking, no driving. Linda Graham noted that the driveway will need to be named.

Mr. Coplon asked if this application should be an amendment or a new subdivision application. CEO Millard Billings told him he should do it as an amendment because that is what it is. Jim Keene pointed out that the Tremont Volunteer Fire Department would be servicing that area and should be included on the application. Mike Ryan noted that the application will need to include the abutters from the first plan. Mr. Coplon will make sure that the footpath meets the standards in the Shoreland zoning manual.

The Board will be going through the checklist and see no problems forthcoming.

6. NEW BUSINESS

None

7. OLD BUSINESS

George Urbanneck passed out a copy of the proposed revisions from the Zoning Ordinance Advisory Committee (see attached). The Board will discuss them at the next meeting.

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

George Urbanneck asked if anyone on the Board was interested in going to a Planning Board class on Tuesday, April 11, 2006 at 5:30PM. George Urbanneck and Rick Nickerson signed up.

11. SET DATE FOR NEXT MEETING

February 28, 2006

12. ADJOURN

MOTION by Linda Graham to adjourn meeting at 7:50PM, second by Rick Nickerson. Motion passed 7-0.

Respectfully Submitted
Heidi Farley
Recording Secretary

Chairman George Urbanneck