

PLANNING BOARD
REGULAR MEETING
TREMONT TOWN OFFICE
MEETING ROOM
TUESDAY, JANUARY 8, 2008
6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, January 8, 2008 was called to order by Vice Chairman Wayne Patton at 6:14 pm.

2. ROLL CALL

Vice Chairman Wayne Patton, Planning Board member Linda Graham, Rick Nickerson, Susan Snyder, CEO Millard Billings, Recording Secretary Heidi Farley.

Members of the public present were: Carlton Johnson, Margo Stanley and John Adams.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES December 11, 2007

MOTION by Planning Board member Susan Snyder to accept minutes of December 11, 2007 as written, seconded by Planning Board member Linda Graham. Motion passed 3-0-1. Planning Board member Rick Nickerson abstained because he was not at that meeting.

5. SUBDIVISIONS None

6. OLD BUSINESS

Letter submitted by Carlton Johnson withdrawing application for motel units on his property.

CEO Millard Billings read letter from Carlton Johnson withdrawing his Motel application (see attached).

7. NEW BUSINESS

Application submitted by Carlton Johnson for commercial transient lodging in cottage # 1. The property is located in the Commercial Fisheries/Maritime Activity Zone on Tax Map 17 Lot 18.

Vice Chairman Wayne Patton read through the standards for the zone on page 8 of the Town of Tremont's Zoning Ordinance. He then read through Carlton Johnson's application for transient lodging in his cottage.

CEO Millard Billings read aloud an e-mail from abutter Susan Graham sharing her concerns for Mr. Johnson's project (see attached).

Applicant Carlton Johnson explained that transient lodging in his cottage would fit in nicely with the area. Most all abutters and neighbors are either weekly rentals or have been at some time. Mr. Johnson explained that he has more than enough parking. He needs 3933 sq. ft. for his 20 slips, cottage, workers and staff and he has 10,920.25 sq. ft.. Mr. Johnson then cited numerous references to the Zoning Ordinance that he believes substantiates having a cottage for transient lodging. Page 8, E. 1.a.2 of the Ordinance describes non maritime limited Commercial use, page 42 explains commercial use, cottage or cabin definition on page 44, page 14 explains cottages or cabins as a commercial use, page 7. D.c. explains non-maritime commercial use under 3000 feet, page 48 explains transient and page 13 explains prohibited uses , of which transient lodging is not listed. Mr. Johnson said if the intent of the Ordinance was not to allow transient accommodations it would say so. Mr. Johnson further explained that the intended use for this cottage would be very low impact for the area and much nicer than a bait or crab shop.

Planning Board member Linda Graham stated that she does not believe this is a commercial use. She considers this to be a new residential use which is not permitted in this zone.

Resident Margo Stanley asked about the size of the septic and if you can park on it.

CEO Millard Billings explained that the septic is more than adequate and can be parked on.

Mr. Johnson stated "if there is not enough parking I will give the permit back."

MOTION by Planning Board member Rick Nickerson to approve application dated 12/30/2007 submitted by Carlton Johnson for Transient lodging in cottage number one contingent on receiving a complete parking diagram from Mr. Johnson, seconded by Planning Board member Susan Snyder. Motion passed 3-1. Planning Board member Linda Graham voted against.

8. CEO ISSUES

Floodplain Management Ordinance revisions

This item will be on the agenda for the next meeting.

9. NOTICES

Notice from Department of Environmental Protection concerning extension of deadline for updating Shoreland Zoning Ordinances (see attached).

10. OTHER

11. SET DATE FOR NEXT MEETING: January 22, 2008

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn at 7:40 pm, seconded by Planning Board member Rick Nickerson. Motion passed 4-0.

Respectfully Submitted
Heidi Farley
Recording Secretary

Vice Chairman Wayne Patton