

PLANNING BOARD
REGULAR MEETING
TREMONT TOWN OFFICE
MEETING ROOM
TUESDAY, DECEMBER 11, 2007
6:00 PM

1. .CALL TO ORDER

Chairman George Urbanneck called the Planning Board meeting of Tuesday, December 11, 2007 to order at 6:02 pm.

2. ROLL CALL

Chairman George Urbanneck, Planning Board members Wayne Patton, Linda Graham, Susan Snyder, CEO Millard Billins and Recording Secretary Heidi Farley.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: November 27, 2007

MOTION by Planning Board member Linda Graham to approve minutes of November 27, 2007 as written, seconded by Planning Board member Susan Snyder. Motion passed 4-0.

5. SUBDIVISIONS

None

6. NEW BUSINESS

A. Application submitted by Morris Yachts, agents Gary/Elaine Nevell to realign and upgrade the existing travel lift. The property is located in the Commercial Fisheries/Maritime Activity Zone on Map 12 Lot 34.

Permit consultant Elaine Nevell agent for Morris Yachts explained that Morris Yachts plan is to upgrade existing travelift to be able to haul in heavier boats. Morris Yachts will re stack and move granite which would be about five feet out and a couple of feet wider. Ms. Nevell also said that Morris Yachts would not be applying for a wave break at this time. Chairman George Urbanneck felt that the application was quite complete

and so did the rest of the Board. The only problem was that the Harbor Committee had not seen the application yet.

MOTION by Planning Board member Wayne Patton to accept application submitted by Gary/Elaine Nevell for Morris Yachts dated 11/29/07 to realign and upgrade existing travelift conditional upon approval from the Harbor Committee, seconded by Planning Board member Linda Graham. Motion passed 4-0.

- B. Application submitted by Carlton Johnson for motel units in building # 1 and building #3. The property is located in the Commercial Fisheries/Maritime Activity Zone on Map 17 Lot 18.

Carlton Johnson owner of Up Harbor Marina explained that he would like Motel units in building # 1 which is now an office and building # 3 which is currently boat storage. Mr. Johnson told the Board that it would be an accessory to existing docks and was water dependant. Mr. Johnson referenced the Town of Tremont's Zoning Ordinance on page 14I, 44 and 48. Planning Board members questioned if this was truly a water dependant plan, how it would be monitored and if this would be a change of use.

Harbor Committee Chairman David Schlaefer had concerns about Mr. Johnson using both sides of floats when in an agreement with the Town and Mr. Johnson, one side the Town is supposed to be using for transients and the other side Mr. Johnson can use.

Resident Phyllis Adams read aloud a statement airing her and her neighbors concerns about this project (see attached).

MOTION by Planning Board member Linda Graham to schedule a public hearing for January 8th, 2008, concerning Motel units application submitted by Carlton Johnson for Up Harbor Marina, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

MOTION by Planning Board member Linda Graham to table application dated 12/3/2007 submitted by Carlton Johnson for Up Harbor Marina for motel units in building #1 and # 3 until the Board can read up on everything, talk to the Town Attorney and the Harbor Committee can review application, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

7. OLD BUSINESS

None

8. CEO ISSUES

CEO Millard Billings showed the Planning Board the new Floodplain Management Model Ordinance.

9. NOTICES

None

10. OTHER

11. SET DATE FOR NEXT MEETING: January 8, 2007

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:45 pm, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

Respectfully submitted
Heidi Farley
Recording Secretary

Chairman George Urbanneck