

PUBLIC HEARING
TREMONT PLANNING BOARD
TREMONT TOWN OFFICE
TUESDAY, APRIL 10, 2007
6:00PM

Chairman George Urbanneck opened the Public Hearing at 6PM.

- A. An opportunity for the Planning Board to hear comments and concerns of the public regarding proposed amendments to the Tremont Zoning Ordinance.

Chairman George Urbanneck asked if the Public or the Planning Board had any comments questions or concerns about the proposed amendments to the Tremont Zoning Ordinance. There were none.

- B. An opportunity for the Harbor Committee to hear comments and concerns of the public regarding proposed amendments to the Harbor Ordinance.

Chairman George Urbanneck asked if the Public or the Planning Board had any comments questions or concerns about the proposed amendments to the Harbor Ordinance. There were none.

- C. An opportunity for the Select Board to hear comments and concerns of the public regarding the repeal of the Town of Tremont Traffic Control and Parking Ordinance.

Chairman George Urbanneck asked if the Public or the Planning Board had any comments questions regarding the repeal of the Town of Tremont Traffic Control and Parking Ordinance. There were none.

MOTION by Planning Board member Linda Graham to close Public Hearings at 6:05pm, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

PLANNING BOARD
REGULAR MEETING
TREMONT TOWN OFFICE
TUESDAY, APRIL 10, 2007
IMMEDIATELY FOLLOWING PUBLIC HEARING

1. CALL TO ORDER

Chairman George Urbanneck called the Planning Board meeting of Tuesday, April 10, 2007 to order at 6:06pm.

2. ROLL CALL

Chairman George Urbanneck, Planning Board members Wayne Patton, Linda Graham, Mike Ryan, Alden Gray, Susan Snyder, CEO Millard Billings and Recording Secretary Heidi Farley. Planning Board member Rick Nickerson is away on vacation.

Members of the public present were: David Herrick, Constance Johnson, Phyllis Adams, Carlton Johnson, Rudy Kelley, Chandler Kelley Jr., Andrea Kelley and Selectman Chris Eaton.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES March 27, 2007

MOTION by Planning Board member Mike Ryan to accept minutes of March 27, 2007 as written, seconded by Planning Board member Linda Graham. Motion passed 5-0-1. Planning Board member Susan Snyder abstained because she did not attend that meeting.

5. SUBDIVISIONS None

6. NEW BUSINESS

- A. Application submitted by Adrienne Gibson for a change of use permit to change her storage cottage into a summer cottage. The property is located in the Harbor Shoreland Zone on map 13 lot 33.

MOTION by Planning Board member Linda Graham to table this agenda item until the end of the meeting to allow Ms. Gibson time to get here, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

- B. Application submitted by Carlton Johnson to construct 4'x17'x3' high stairs to the small building on the shore. The property is located in the Commercial Fisheries/Maritime Activity Zone on map 17 lot 18

Town Manager Millard Billings told the Board that the Department of Environmental Protection likes stairs because they decrease erosion to the banks of the shore.

MOTION by Planning Board member Mike Ryan to approve application submitted by Carlton Johnson for stairs to small building on the shore

dated April 3, 2007, seconded by Planning Board members Wayne Patton and Susan Snyder. Motion passed 6-0.

7. OLD BUSINESS

- A. Application submitted by Carlton Johnson to extend railway pilings and construct 14'x104' wharf extension. The property is located in the Commercial Fisheries/Maritime Activity Zone on map 17 lot 1.

Carlton Johnson told the Planning Board that he has submitted applications to the Army Corp of engineers and the Department of Environmental Protection but has not heard back.

MOTION by Planning Board member Mike Ryan for a conditional approval pending Army Corp of engineers and the Department of Environmental Protection permits for application submitted by Carlton Johnson dated March 13, 2007 to extend railway pilings and wharf extension, seconded by Planning Board member Linda Graham. Motion passed 6-0.

The Planning Board went through the decision tree for Mr. Johnson's Flood Hazard Development Permit.

MOTION by Planning Board member Linda Graham to approve Flood Hazard Development Permit for Carlton Johnson, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

- B. Application submitted by Gregory Dow for a Home Occupation permit to operate a daycare in his home. The property is located in the Residential/Business Zone on map 5 lot 28G.

CEO Millard Billings reported to the Board that Mr. Dow requested that his application be tabled until the next Planning Board meeting.

MOTION by Planning Board member Alden Gray to table application submitted by Gregory Dow for a Home Occupation permit to operate a daycare in his home, seconded by Planning Board member Mike Ryan. Motion passed 5-0-1. Planning Board member Linda Graham abstained because she is friends with the applicant.

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

MOTION by Planning Board member Linda Graham to table application submitted by Adrienne Gibson for a change of use permit, seconded by Planning Board member Susan Snyder. Motion passed 6-0.

11. SET DATE FOR NEXT MEETING April 24, 2007

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:40pm, seconded by Planning Board member Susan Snyder. Motion passed 6-0.

Respectfully submitted
Heidi Farley

Chairman George Urbanneck