

PLANNING BOARD
REGULAR MEETING
TREMONT TOWN OFFICE
TUESDAY, JULY 24, 2007
6 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, July 24, 2007 was called to order at 6:03 pm by Planning Board Chairman George Urbanneck.

2. ROLL CALL

Planning Board Chairman George Urbanneck, Planning Board members Wayne Patton, Alden Gray, Linda Graham, Mike Ryan and Recording Secretary Heidi Farley.

Members of the public present were: Greg Johnston from Civil Engineering Services, Inc. (CES), Residents William A. Ward, Marybeth Judy, Martha Ulman and Stephen Ulman.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES July 10, 2007

MOTION by Planning Board member Mike Ryan to accept minutes of July 10, 2007 as written, seconded by Planning Board member Linda Graham. Motion passed 3-0-2. Planning Board members George Urbanneck and Alden Gray abstained because they were not present at that meeting.

5. SUBDIVISIONS

- A. Pre Application submittal for a 3 lot subdivision by Civil Engineering Services, Inc for Martha and Steve Ulman. The property is located in the Harbor Shoreland zone on Map 4 Lots 2 and 3.

Greg Johnston from CES explained to the Board that there will be no road construction, soil tests have been done for septic and that Mr. and Mrs. Ulman would like to maintain the natural state of these properties by developing protective covenants beyond the local land use and zoning code which Mr. Johnston will put on the plat. Mr. Johnston will also include erosion and storm water requirements on the plat that are not required at this time. Planning Board members told Mr. Johnston that 11x17 maps would be fine and that they will not need a site walk. They

will determine at the next meeting if the application meets the Minor Subdivision theory.

6. NEW BUSINESS

- A. Application submitted by William A. Ward to construct and operate a 32'x52'x28'H auto repair shop. The property is located in the Residential/Business Zone on Map 7 Lot 22.

Chairman George Urbanneck went through the standards for the zone with the applicant and the Planning Board. The only concern was buffering.

MOTION by Planning Board member Linda Graham to table this item until the site visit, seconded by Planning Board member Alden Gray. Motion passed 5-0.

MOTION by Planning Board member Wayne Patton to reconvene Planning Board meeting at William A. Ward's property, seconded by Planning Board member Linda Graham. Motion passed 4-0. Planning Board member Mike Ryan did not attend site visit.

MOTION by Planning Board member Linda Graham to approve application submitted by William A. Ward to construct and operate an auto repair shop conditional on 25' existing vegetative buffering being maintained, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

7. OLD BUSINESS

None

8. CEO ISSUES

Discuss section V, other land use activities and their standards, subsection Q, business uses, and how the first paragraph applies to non-conforming uses.

Did not discuss.

9. NOTICES

None

10. OTHER

None

11. SET DATE FOR NEXT MEETING August 14, 2007

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:58 pm, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

Respectfully submitted
Heidi Farley

Chairman George Urbanneck