



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, MAY 18TH, 2010 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, May 18, 2010 was called to order at 6:06 PM by Chairman Wayne Patton.

2. ROLL CALL

Chairman Wayne Patton, Planning Board member Linda Graham, Alden Gray, Susan Snyder, Maynard (Gus) Young, CEO Carl Young and Recording Secretary Heidi Kelley.

Members of the public present: See attached.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: April 13th & 22nd 2009

MOTION by Planning Board member Linda Graham to approve minutes of April 13, 2010 as written, seconded by Planning Board member Gus Young. Motion passed 4-0-1. Planning Board member Alden Gray abstained because he was not present at that meeting.

MOTION by Planning Board member Gus Young to approve minutes of April 22, 2010 as written, seconded by Planning Board member Linda Graham. Motion passed 4-0-1. Planning Board member Alden Gray abstained because he was not present at that meeting.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

MOTION by Planning Board member Linda Graham to move agenda item 6.A. to 7. Old Business, seconded by Planning Board member Gus Young. Motion passed 5-0.

B. Review for completeness a Minor Flood Hazard Area Development Permit Application submitted by CES Inc., agent for Mr. Malcom Hayward, to perform shoreline stabilization on property located at Sawyers Cove Road.

Planning Board went through list of criteria for completeness of application.

MOTION by Planning Board member Susan Snyder that Flood Hazard application submitted by CES for Malcom Hayward is complete, seconded by Planning Board member Linda Graham. Motion passed 5-0..

C. Public Hearing to receive public input concerning item (B).

MOTION by Planning Board member Linda Graham to open public hearing at 6:17 PM, seconded by Planning Board member Gus Young. Motion passed 5-0.

Planning Board discussed the project with CES representative Noel Musson.

Chairman Wayne Patton closed the public hearing at 6:28 PM.

D. Action on Public Hearing

MOTION by Planning Board member Linda Graham to accept all eight criteria as they are, seconded by Planning Board member Alden Gray. Motion passed 5-0.

MOTION by Planning Board member Gus Young to approve application with no restrictions, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

E. Review for completeness a Building Permit Application submitted by Attorney Steven J. Lyman, agent for the Richard Paine Jr. 1990 Trust, for the demolition and replacement of an existing commercial building at 1462 Tremont Road.

Planning Board went through list of criteria for completeness of application

MOTION by Planning Board member Alden Gray that application submitted by Steve Lyman for Richard Paine Jr. trust, is complete, seconded by Planning Board member Linda Graham. Motion passed 5-0.

F. Public Hearing to receive public input concerning item (E).

Chairman Wayne Patton opened public hearing at 6:44 PM.

Representative for Richard Paine Jr Trust, Steve Lyman noted that this application is also documenting the grandfathered use of this property as a non conforming use and structure. This application documents historic use of commercial activities.

Chairman Wayne Patton closed public hearing at 7 PM.

G. Action on Public Hearing

MOTION by Planning Board member Susan Snyder that the application meets the 8 criteria, seconded by Planning Board member Gus Young. Motion passed 5-0.

MOTION by Planning Board member Alden Gray to accept application as presented submitted by Steve Lyman for Richard Paine Jr. Trust as a commercial use since 1950 and to demolish and replace commercial structure located on Map 11 Lot 56 as described in application, seconded by Planning Board member Linda Graham. Motion passed 5-0.

H. Review for completeness a Building Permit Application submitted by Jeff Porter, agent for Richard & Jean Quandt, to install beach access stairs on property located at 251 Harbor Drive.

Planning Board went through list of criteria for completeness of application

MOTION by Planning Board member Linda Graham that application submitted by Jeff Porter for Richard and Jean Quandt is complete, seconded by Planning Board member Alden Gray. Motion passed 5-0.

I. Public Hearing to receive public input concerning item (H).

Chairman Wayne Patton opened public hearing at 7:15 PM.

Chairman Wayne Patton closed public hearing at 7:17 PM.

J. Action on Public Hearing

MOTION by Planning Board member Linda Graham that application meets the 8 criteria, seconded by Planning Board member Gus Young. Motion passed 5-0.

MOTION by Planning Board member Alden Gray to approve application submitted by Jeff Porter for Richard & Jean Quandt dated 5/11/2010 to construct 3'x4' platform, 6' steps and handrails, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

7. OLD BUSINESS:

A. Election of Officers

MOTION by Planning Board member Alden Gray to table the election of officers until everyone is present, seconded by Planning Board member Linda Graham. Motion passed 5-0.

B. Report from and discussions with Zoning Ordinance Advisory Committee concerning proposed Zoning Ordinance Amendments.

CEO Carl Young reported that the ZOAC Committee had a meeting the other night and are working hard on Cell, Wind and Junkyard Ordinances,

8. CEO ISSUES:

CEO Carl Young commended the Planning Board members on the three permits issued tonight, nice continuity. He also reported to the Board that the new Zoning map is in their packets, at the Town Office and available on line.

Reminder to Planning Board not to forget the Comprehensive Plan meeting on June 24th.

9. NOTICES:

None

10. OTHER:

Planning Board member Linda Graham asked the Board what they would like to do for former Chairman George Urbanneck.

MOTION by Planning Board member Linda Graham to request from the Selectmen the Board be allowed to expend fifty dollars from their account to donate to hospice in memory of George Urbannecks wife, seconded by Planning Board member Gus Young. Motion passed 5-0.

11. SET DATE FOR NEXT MEETING:

June 15, 2010

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 7:44 PM seconded by Planning Board member Alden Gray. Motion passed 5-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Wayne Patton