



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, February 8, 6:00 PM
MINUTES

1. CALL TO ORDER

Chairman Mike Ryan called the Planning Board meeting of Tuesday, February 8, 2011 to order at 6:04PM.

2. ROLL CALL

Chairman Mike Ryan, Planning Board members Wayne Patton, Linda Graham, Susan Snyder, Spencer Ervin, CEO Carl Young and Recording Secretary Heidi Kelley.

Members of the public: Resident Peter Gott and ZOAC member Kevin Buck.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: December 14th, 2010

MOTION by Planning Board member Wayne Patton to approve minutes of December 14, 2010 as amended, seconded by Planning Board member Linda Graham. Motion passed 5-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS: A Building Permit Application submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6.

MOTION by Planning Board member Spencer Ervin that application submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6 is complete, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

Chairman Mike Ryan opened public hearing at 6:10 PM.

No questions or comments.

Chairman Mike Ryan closed public hearing at 6:12 PM.

MOTION by Planning Board member Spencer Ervin that the application submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6 meets the land use standards required for the zone and is consistent with comprehensive plan, seconded by Planning Board member Linda Graham. Motion passed 5-0.

MOTION by Planning Board member Spencer Ervin that the application submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6 meets the 8 criteria set fourth in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

MOTION by Planning Board member Wayne Patton to approve application dated 1/19/2011, submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

7. OLD BUSINESS:

A. Review 14 December 2010 Findings of Fact regarding Planning Board action on a request submitted by Mrs. Jeanne H. Beaman to relocate existing cottage 90 feet back from shoreline.

MOTION by Planning Board member Wayne Patton to approve Findings of fact as amended concerning Mrs. Jeanne H. Beaman to relocate existing cottage 90 feet back from shoreline, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

B. Review 14 December 2010 Findings of Fact regarding Planning Board approval of a Building Permit Application submitted by David E. Elliott to accept private drive at 2006 Nutter Point Subdivision as-build..

MOTION by Planning Board member Wayne Patton to approve Findings of Fact concerning Building Permit Application submitted by David E. Elliott to accept private drive at 2006 Nutter Point Subdivision as-build, seconded by Planning Board member Linda Graham. Motion passed 5-0.

C. Review 14 December 2010 Findings of Fact regarding Planning Board approval of a Building Permit Application submitted by Alan Gordius to change use of property to Commercial Business, construct and operate an Automobile Maintenance and Sales Business. Maintenance building to be 5,000 square feet.

MOTION by Planning Board member Susan Snyder to approve findings of Fact concerning Building Permit Application submitted by Alan Gordius to change use of property to Commercial Business, construct and operate an Automobile Maintenance and Sales Business. Maintenance building to be 5,000 square feet, seconded by Planning Board member Linda Graham. Motion passed 5-0.

MOTION by Planning Board member Wayne Patton to approve Findings of Fact concerning fill for Alan Gordius at his automobile maintenance facility, seconded by Planning Board member Linda Graham. Motion passed 5-0.

Chairman Mike Ryan asked that Findings-of-Fact include the word “none” if The Board has not placed conditions upon approval of an application.

D. Review and discussion with the Zoning Ordinance Advisory Committee concerning proposed Zoning Ordinance Amendments.

(a). Shoreland Zoning Map Changes per DEP: 10 locations as depicted on Maps

(b). TZO Section IV, A. General Zone Standards, b. Commercial towers shall be restricted to a height of ~~100'~~ one hundred twenty-five (125) feet from the original grade. (Note: This will make this section match the new tower section V. G. Communications Towers)

(c). Amend the wording in TZO Section III Zones and the Zoning Map paragraph D Zone Criteria as follows:

3. Harbor Shoreland Zone Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, where the existing predominant pattern is a mixture of maritime and non-maritime uses and commercial and residential uses.

4. Commercial Fishery/Maritime Activity Shoreland Zone (CFMA Zone) Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, where the existing predominant pattern of development is commercial fishing and other maritime activities and contains areas which are suitable for functionally water-dependent uses.

5. Limited Residential Shoreland Zone Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, on shoreline of water bodies and wetlands where the existing pattern of development is low density residential with some home occupation.

MOTION by Planning Board member Spencer Ervin to approve proposed changes to the Tremont Zoning Ordinance and Tremont Zoning Map as required by the DEP as depicted, TZO section IV, tower height, and amend zoning criteria in the CFMA, LRS and HS zones, seconded by Planning Board member Linda Graham. Motion passed 5-0.

E. Set date for Public Hearing on Map & Ordinance changes: proposed February 22, 2011. This will allow the chance for a second Public Hearing if needed should any of these drafts fail.

MOTION by Planning Board member Linda Graham to hold a public hearing on proposed TZO changes on March 8, 2011 at 6:00 PM, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

8. CEO ISSUES:

MMA Training April 15, 2011

9. NOTICES:

None

10. OTHER:

MOTION by Planning Board member Susan Snyder to regretfully accept resignation from Alden Gray, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

11. SET DATE FOR NEXT MEETING: FEBRUARY 22, 2011

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn at 7:00PM, seconded by Planning Board member Spencer Ervin. Motion passed 6-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan