



## MINUTES

### PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING TREMONT TOWN OFFICE MEETING ROOM TUESDAY, FEBRUARY 12TH, 2013 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, February 12, 2013 was called to order at 6:03 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Linda Graham, Spencer Ervin, Valerie Haynes, Susan Snyder, CEO Carl Young.

Members of the public: Applicant Michael Radcliffe, Noel Musson and Derek LaPointe.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: January 22<sup>nd</sup>, 2013

**MOTION** by Planning Board member Susan Snyder to approve minutes of January 22, 2013, seconded by Planning Board member Spencer Ervin. Motion passed 4-0-1. Planning Board member Linda Graham abstained because she was not at that meeting.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness Building & Flood Hazard Development Permit Applications, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road.

**MOTION** by Planning Board member Spencer Ervin that Building & Flood Hazard Development Permit Applications, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road are complete, seconded by Planning Board member Valerie Haynes. Motion passed 5-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened the public hearing at 6:09 PM.

Applicant Michael Radcliffe presented his site plan and reviewed project in detail with the Planning Board.

Chairman Mike Ryan closed the public hearing at 6:32 PM.

C. Action on Public Hearing (B)

**MOTION** by Planning Board member Linda Graham that Building & Flood Hazard Development Permit Applications, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road do conform to the requirements set fourth in the Town of Tremont Zoning ordinance, Flood Hazard ordinance, and Comprehensive plan, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

**MOTION** by Planning Board member Linda Graham that Building & Flood Hazard Development Permit Applications, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road do conform to the eight conditions set fourth in the Town of Tremont Zoning ordinance section VIII.E.1.a seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

**MOTION** by Planning Board member Linda Graham that Flood Hazard Development Permit Application, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road be approved, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

**MOTION** by Planning Board member Susan Snyder that that Building Permit Applications, submitted by Mr. Michael Radcliffe to expand his wharf, building, access road, parking, access to Lawson pier and shore stabilization at 7 Rice Road & 11 Thurston Road be approved, seconded by Planning Board member Linda Graham. Motion passed 5-0.

7. OLD BUSINESS:

A. Review recommendation from Zoning Ordinance Advisory Committee regarding the definitions of "Boat Storage, Maintenance & Construction" from the Planning Board Ordinance amendment work list.

**MOTION** by Planning Board member Spencer Ervin to set public hearing on this item to coincide with the next Harbor Committee hearing, seconded by Planning Board member Linda Graham. Motion passed 5-0.

8. CEO ISSUES: None

9. NOTICES:

A. Planning Board Training in Ellsworth on February 26<sup>th</sup>, 2012

B. February 13<sup>th</sup>, 2013 ZOAC Meeting Notice

10. OTHER:

11. SET DATE FOR NEXT MEETING: February/March 12, 2013

12. ADJOURN:

Planning Board meeting of Tuesday, February 12, 2013 adjourned at 7:15 PM.

Respectfully Submitted  
Heidi Kelley  
Recording Secretary

***Approved: March 26<sup>th</sup>, 2013***

***Chairman Mike Ryan***