



MINUTES
PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
MARCH 26TH, 2013 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, March 26, 2013 was called to order at 6:00 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Wayne Patton, Susan Snyder, Gus Young, Valerie Haynes, CEO Carl Young.

Members of the public present were: Applicant April Eaton, Noel Musson from The Musson Group, agent for applicants Benjamin and Sue Getchell.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: February 12th, 2013

MOTION by Planning Board member Susan Snyder to approve minutes of February 12, 2013, seconded by Planning Board member Valerie Haynes. Motion passed 3-0-2. Planning Board members Wayne Patton and Gus Young abstained because they were not at that meeting.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness Building Permit Application, submitted by Ms. April Eaton, agent for Ms. Nancy Sweeney, to Change the use of the Crab Shack/Takeout, located at 245 Harbor Drive in Bass Harbor, to Restaurant/Takeout.

MOTION by Planning Board member Susan Snyder that Building Permit Application, submitted by Ms. April Eaton, agent for Ms. Nancy Sweeney, to Change the use of the Crab Shack/Takeout, located at 245 Harbor Drive in Bass Harbor, to Restaurant/Takeout is complete, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened public hearing at 6:05 PM.

Ms. Eaton explained her application and answered questions from the Planning Board.

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

C. Action on Public Hearing (B)

MOTION by Planning Board member Gus Young that a permit is not needed because the application is for a takeout and the current use is a takeout.

D. Review for completeness Building Permit Application, submitted by The Musson Group, agents for Benjamin & Sue Getchell, to renovate the existing non-conforming structure (camp) located at 100 Clark Point Road.

E. Public Hearing on Item (D)

F. Action on Public Hearing (E)

G. Review Planning Board Member attendance records for 2012

7. OLD BUSINESS:

A. Review findings of fact regarding the Planning Board's February 12th, 2013 approval of 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.

B. Review new Zoning Ordinance Definitions recommended by ZOAC

8. CEO ISSUES: None

9. NOTICES:

10. OTHER:

11. SET DATE FOR NEXT MEETING: April 9th, 2013

12. ADJOURN: