

PLANNING BOARD
TREMONT COMMUNITY BUILDING
REGULAR MEETING
TUESDAY, JULY 26, 2005
6:00 PM

1. CALL TO ORDER

The July 26, 2005 Regular Planning Board Meeting was called to order by Chairman George Urbanneck at 6:00 pm.

2. ROLL CALL

Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Alden Gray, Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.

Members of the public present were Louise Kinney, Linda Higgins, Heath Higgins, and David Elliott.

Planning Board Member Jim Keene arrived at 6:05 pm.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

A. Minutes of May 17, 2005

Chairman Urbanneck asked to have on page 5 “Bullshit” changed to “bullshit”.

Planning Board Member Linda Graham asked to have on page 5 “their fingerprint on the project” changed to “their input”. CEO Millard Billings said, “I’m pretty sure it said *fingerprint*, I listened to the tape.”

Planning Board Member Linda Graham asked to have “of Seal Cove” added to “Peter Butler, taxpayer and resident”.

Planning Board Member Linda Graham asked to have on page 6 “one resident” changed to “one residence”.

Motion made by Planning Board Member Linda Graham, with second by Chairman George Urbanneck, to approve the May 17, 2005 minutes as amended. Motion passed by a show of hands 3-0-2. Planning Board Members Wayne Patton and Alden Gray abstained, Wayne missed the meeting and Alden was not on the board yet.

B. Minutes of May 31, 2005

Planning Board Member Linda Graham asked to have page 3 “dependent” spelled correctly.

Planning Board Member Linda Graham asked to have “weather” changed to “whether”.

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Jim Keene, to approve the May 31, 2005 minutes as amended. Motion passed by a show of hands 3-0-2. Planning Board Members Wayne Patton and Alden Gray abstained, Wayne missed the meeting and Alden was not on the board yet.

C. Minutes of June 7, 2005.

Chairman Urbanneck asked to have “straight” spelled correctly.
Chairman Urbanneck asked to have “Galapagos” spelled correctly.
Chairman Urbanneck asked to have “on that bases” changed to “on the basis”.
Planning Board Member Jim Keene asked to have “ringer” changed to “wringer”.
Motion made by Planning Board Member Jim Keene, with second by Planning Board Member Linda Graham, to approve the June 7, 2005 minutes as amended. Motion passed by a show of hands 4-0-1. Planning Board Member Alden Gray abstained; he had not yet become a member of the Board.

D. Minutes of June 21, 2005
Minutes not available

E. Minutes of July 12, 2005
Minutes not available

5. SUBDIVISIONS

A. Completeness of Application submitted by Linda Higgins, agent for Richard and Jean Quandt, Map 3 Lot 4, Limited Residential Shoreland & Residential Zones. Application is for a 5 lot Subdivision, the owners will retain a 6.9 acre parcel on the shore and will offer for sale the four lots to be created by subdivision.

1. Previously, Chairman Urbanneck said, “It’s not *Shoreland Zone*, it’s actually called *Limited Residential Shoreland Zone*.” Linda Higgins pointed out it has been changed on the map and in the text.
2. Previously, he also asked to have “Lot 3 Remainder of Quandt” changed to “Remainder of Quandt”; he felt it was to confusing with two Lot 3’s on the plan. Chairman Urbanneck agreed that was removed and it was less confusing.
3. Previously, CEO Millard Billings pointed out the lot acreage listed on the Subdivision Plan included the roads. Chairman Urbanneck requested the actual buildable acreage be listed under the taxable acreage with the statement “excluding roadways”. Chairman Urbanneck noticed they had been revised.
4. Previously, Chairman Urbanneck asked to have the Flood Zone line labeled more clearly. Chairman Urbanneck noticed that had been revised.
5. Previously Chairman Urbanneck asked to have the Contour lines overlaid on the Subdivision Plan at 10 foot intervals. Chairman Urbanneck noticed they were now at 10 foot intervals.
6. Previously Chairman Urbanneck requested the adjacent wells and septic be noted on the plan. Linda Higgins replied, “There were none within the 100 foot area.” Chairman Urbanneck then asked to have that noted on the plan. Linda Higgins said, “There’s a note that there are no wells or septic systems 100 foot of the subdivision.”

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Jim Keene, to deem the Quandt application complete. Motion passed by a show of hands 6-0. Public Hearing is set for August 16, 2005 at 6:00 pm.

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Wayne Patton, to have the August Planning Board Meetings 16th and the 30th. Motion passed by a show of hands 6-0.

B. Completeness of Application submitted by Samuel Coplon for David and Elaine Elliott, Map 4 Lot 6-1, Harbor Shoreland & Residential – Business Zones. Application is for an amendment to a 3 lot Subdivision Plan approved in 2003 by creating one additional lot of 4.8 acres to be offered for sale.

1. Chairman George Urbanneck said, “We need a name for that street now because it will be servicing two lots.” David Elliott replied, “Nutter Point Drive.”
2. It was the consensus of the Board Mr. Elliott needed to make the access road conforming for future subdividing. Copy of the DEP Application needs to be included for Completeness of Application.
3. Chairman Urbanneck asked, “Evidence of adequate ground water supply?” The response was, “No.” Planning Board Member Linda Graham said, “I don’t see any locations for wells.” Chairman Urbanneck suggested contacting someone with knowledge of the area to do a letter.
4. Chairman Urbanneck asked, “Is there a copy of the Soil Survey?” Mr. Elliott replied, “I didn’t include it in this application.” Chairman Urbanneck requested a copy of the Soil Survey.
5. Chairman Urbanneck asked about erosion control. Mr. Coplon agreed to include it for the next meeting.

Planning Board Member Wayne Patton left the meeting at 6:47 pm.

Chairman Urbanneck said, “All in favor of wavering vehicular traffic say aye.” All four Planning Board Members said, “Aye.” Samuel Coplon asked, “What about the financial capacity?” Chairman Urbanneck said, “I don’t see where it is really necessary. . . Board Members do you have any objection to wavering the statement? Could I have a show of hands of everybody approving wavering the statement?” All four Planning Board Members raised their hands.

6. “Wells on the adjoining property?” asked Planning Board Member Alden Gray. Mr. Coplon said, “The well will be shown on A2.” Planning Board Member Alden Gray said, “And whether there is one on the abutting property.” Mr. Coplon asked, “On the Whittlesey’s?” Planning Board Member Alden Gray said, “If it’s within 100 feet of that lot.” Mr. Coplon said, “Its well beyond that.” Chairman Urbanneck asked, “Can you make a statement to that effect on the plan?”

Planning Board Member Jim Keene asked to be sure the Tremont Volunteer Fire Department was listed as the method of fire protection.

6. NEW BUSINESS

None

7. OLD BUSINESS

- A. Findings of Fact for Louise Kinney, Commercial Fisheries Zones, Map 13 Lot 15. Denial of application to add a second story for larger bedroom and office space as well as an entry from new driveway with split stairs to access both levels, cement retaining wall 40 inches high to keep driveway from house. Chairman George Urbanneck signed the Findings of Fact for Louise Kinney (see attached).

8. CEO ISSUES

CEO Millard Billings asked a Planning Board Member to serve on the Hancock County Planning Commission. After hearing they meet once a year, Chairman George Urbanneck volunteered.

9. NOTICES

None

10. OTHER

Planning Board Member Linda Graham asked, "Millard, would you please explain the sign that's up here that George and I were talking about." CEO Millard Billings replied, "The big red billboard? It's on a licensed trailer."

11. SET DATE FOR NEXT MEETING

August 16, 2005

12. ADJOURN

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Jim Keene, to adjourn. Motion passed by a show of hands 4-0. The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Debbi Nickerson,
Recording Secretary

George Urbanneck