

**PUBLIC HEARING  
TREMONT COMMUNITY BUILDING  
6:00 PM TUESDAY, AUGUST 16, 2005**

The Tremont Planning Board has scheduled a Public Hearing at 6:00 PM, on Tuesday, August 16, 2005 at the Tremont Community Building for the Review of an application submitted by Linda Higgins for Richard & Jean Quandt Map 3 Lot 4, Limited Residential Shoreland Zone & Residential Zone, 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 on 5.69 acres to be created.

Chairman Urbanneck called the Public hearing to order at 6:00. The public hearing was to review an application submitted by Linda Higgins for Richard and Jean Quandt Map 3 Lot 4, Limited Residential Shoreland Zone, 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 on 5.69 acres to be created. Ms. Higgins was present to answer any questions. There was no public comment and no questions or concerns from the Planning Board members.

**MOTION** by Planning Board member Jim Keene to close the public hearing, seconded by Linda Graham. Motion passed by a show of hands 6-0.

**PLANNING BOARD  
REGULAR MEETING  
TREMONT COMMUNITY BUILDING  
TUESDAY, AUGUST 16, 2005  
6:00 PM**

**AGENDA**

**1. CALL TO ORDER**

The August 16, 2005 Planning Board meeting was called to order by Chairman George Urbanneck at 6:05pm.

**2. ROLL CALL**

Present were Chairman George Urbanneck , Planning Board members Linda Graham, Alden Gray, Jim Keene, Mike Ryan, Wayne Patton, CEO Millard Billings, and Recording Secretary McKenzie Clough. Members of the public included Heath Higgins, Lind Higgins, David Elliott, Sam Coplon, E.F. Whittlesey and Betty Whittlesey.

**3. ADJUSTMENTS / ADOPTION OF AGENDA**

None

**4. APPROVAL OF MINUTES**

A. Minutes of June 21, 2005 Planning Board Meeting-none presented

B. Minutes of July 12, 2005 Planning Board Meeting

Planning Board member Jim Keene requested to add "that work had indeed started", to page 3 second paragraph.

**MOTION** by Planning Board Member Wayne Patton to approve the minutes of July 12, 2005 and the findings of fact as amended, seconded by Planning Board member Mike Ryan. Motion passed by show of hands 6-0.

C. Minutes of July 26, 2005 Planning Board Meeting

**MOTION** by Planning Board Member Linda Graham to approve the minutes of the July 26, 2005 Planning Board meeting, seconded by Jim Keene. Motion passed by show of hands 5 in favor, Mike Ryan abstained.

5. SUBDIVISIONS

- A. Preliminary Plan Review of a Subdivision 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.

Ms. Higgins was present on behalf of Mr. and Mrs. Quandt. Ms. Higgins informed the Planning Board that there would be four new lots with a new driveway entrance at the crest of the hill. Chairman Urbanneck asked how wide the driveway would be. Ms. Higgins informed the board the width of the driveway would be 30 feet. The Board requested that Ms. Higgins have 2 large copies and 8 small copies. Once the final plans are in place Ms. Higgins should present the board with 1 Mylar copy and 4 paper copies. Planning Board member requested that the applicant indicate the right of way called Sophie's Way on the map. The public hearing date was set for September 13, 2005 than the board will act on completeness of application.

**MOTION** was made by Planning Board member Jim Keene to approve the preliminary plan for Linda Higgins on behalf of Richard and Jean Quandt. Motion passed by 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.

Samuel Coplon was present as well as David Elliott. Planning Board Member George Urbanneck informed Mr. Coplon and Mr. Elliott that all plans must be submitted to the Town office 7 days before the meeting. Chairman Urbanneck requested that existing driveway lines should be indicated on maps and the updated maps should show contour lines. The next Planning Board meeting will be August 30, 2005 at 6:00pm. The Planning Board will then act on completeness of application and set the public hearing date.

6. NEW BUSINESS

Heath Higgins requested a workshop with the Planning Board. He would like to split off a portion of lot 10 and would like some guidance from the Planning Board. Planning Board members informed Mr. Higgins he should include the existing house and the well on the revised map. New property lines should also be indicated. The new lots would be numbered as lot 11.

**7. OLD BUSINESS**

- A. Review of Preliminary Plans for New Town Office to insure adequate space for Planning Board to hold Public Hearings and display information to the Board, Applicants and Public.

CEO Millard Billings informed the Planning Board that the CIP Committee held a joint workshop with Tremont Board of Selectmen on August 8. Both boards met at the proposed town office site. They have requested that Gilbert Well Drilling be contacted to review the well site and a temporary road to access this site. CES will lay out the septic design and set elevations for the basement, the 2<sup>nd</sup> floor and the upper and lower parking lots. Plans are moving forward and CEO Billings wanted to keep the Planning Board informed of the progress.

**8. CEO ISSUES**

James Collier reported to CEO Billings that he would be moving forward on the Murphy property.

CEO Billings went by Ralph Shapiro's property. KM Harper has cut trees and gravel has been spread, indicating the start of a road. CEO Billings has issued an after the fact violation to Mr. Shapiro.

**9. NOTICES**

None

**10. OTHER**

None

- 11. **SET DATE FOR NEXT MEETING:** proposed August 30, 2005 & September 13, 2005  
Next Planning Board meetings will be held August 30 and September 13, 2005.

**12. ADJOURN**

**MOTION** by Planning Board Member Jim Keene to adjourn the August 16, 2005 meeting at 7:20pm, seconded by Wayne Patton. Motion passed by show of hands 6-0.

Respectfully submitted,  
McKenzie Clough

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George Urbanneck-Chairman