

**PUBLIC HEARING  
TREMONT PLANNING BOARD  
TUESDAY, NOVEMBER 1, 2005  
TREMONT COMMUNITY BUILDING  
6:00 PM**

A Public Hearing to review an application for an amendment to an approved subdivision submitted by Linda Higgins agent for Richard & Jean Quandt, Map 3 Lot 4. Limited Residential/Shoreland & Residential Zones. Application is to relocate the right of way from one side of property to the opposite side of property.

Chairman George Urbanneck opened the Public Hearing at 6:05 pm. Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Jim Keene, Rick Nickerson, Mike Ryan, Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.

Members of the Public present were Eric Davis, Louise Kinney, E L Higgins, Linda Higgins, Patricia Fox, Larry Albee, and Steve Lyman.

There was no discussion.

**Motion** made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to close the Public Hearing at 6:05 pm.

**PLANNING BOARD  
REGULAR MEETING  
TREMONT COMMUNITY BUILDING  
TUESDAY, NOVEMBER 1, 2005  
IMMEDIATELY FOLLOWING PUBLIC HEARING**

1. CALL TO ORDER

Chairman George Urbanneck called the Regular Planning Board Meeting to order at 6:06 pm.

2. ROLL CALL

Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Jim Keene, Rick Nickerson, Mike Ryan, Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.

Members of the Public present were Eric Davis, Louise Kinney, E L Higgins, Linda Higgins, Patricia Fox, Larry Albee, and Steve Lyman.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

A. October 11, 2005 Regular Planning Board Meeting

Planning Board Member Linda Graham asked to have pg. 2 *Jim Keene excused* charged to *Jim Keene recused*.

**Motion** made by Planning Board Member Mike Ryan, with second by Planning Board Member Wayne Patton, to accept the revised minutes of October 11, 2005. Motion passed by a show of hands 6-0.

B. October 18, 2005 Special Planning Board Meeting

Planning Board Member Linda Graham asked to have Number 2. Roll Call *Jim Keene excused* charged to *Jim Keene recused*.

**Motion** made by Planning Board Member Mike Ryan, with second by Planning Board Member Wayne Patton, to accept the revised minutes of October 11, 2005. Motion passed by a show of hands 6-0.

5. SUBDIVISIONS

A. Review an application for an amendment to an approved subdivision submitted by Linda Higgins agent for Richard & Jean Quandt, Map 3 Lot 4, Limited Residential/Shoreland & Residential Zones. Application is to relocate the right of way from one side of property to the opposite side of property.

**Motion** made by Planning Board Member Wayne Patton, with second by Planning Board Member Jim Keene, to accept [approve] the application from Linda Higgins for Richard and Jean Quandt to amend the Sophie's Way subdivision change regarding relocation of the right-of-way only dated 10/3/05. Motion passed by a show of hands 6-0.

B. Review an application for an amendment to an existing subdivision submitted by Heath Higgins agent for Edward Higgins, Map 5 Lot 33-10.

Edward Higgins explained he was dividing a two acre lot into two one acre lots numbered 10 and 11. The Planning Board determined Mr. Higgins needed to include the following three items for completeness of application.

1. New road names need to be included.
  2. Need to show house and septic on Lot 3.
  3. The Permit by Rule and the letter from the DEP for the new road.
- The Completeness of Application is set for November 22, 2005.

6. NEW BUSINESS

A. Review application submitted by Michial Jewett for McEachern & Hutchins Map 14 Lot 6 Harbor Shoreland Zone to demolish existing 35 foot by 60 foot building and replace with new structure on same footprint for material storage & lumber storage.

Michial Jewett was unable to attend the meeting and requested this be tabled.

**Motion** made by Planning Board Member Linda Graham, with second by Planning Board Member Wayne Patton, to table. Motion passed by a show of hands 6-0.

B. Review an application submitted by Patricia Fox for a home occupation permit for a Yoga studio. No changes to property or building & no more than eight students. Patricia Fox explained her plans and that there is room for at least eight vehicles.

**Motion** made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to approve the Town of Tremont application submitted by Patricia Fox for a home Yoga Studio, home occupation, dated 10/20/05, with the stipulation that there is enough space for ten parking spaces. Motion passed by a show of hands 6-0.

- C. Review an application submitted by Louise Kinney Map 13 Lot 15 Commercial Fisheries maritime Activity Shoreland zone to construct a 342 square foot one story addition onto the southeast corner of her house.

**Motion** made by Planning Board Member Mike Ryan, with second by Planning Board Member Rick Nickerson, to approve the application from Louise Kinney to add a bed room and study on the southeast corner of her house dated 10/24/05. Motion passed by a show of hands 6-0. The Planning Board will be doing a Finding of Fact.

7. OLD BUSINESS

- A. Eric Davis for Howard Monroe Jr. Map 3 Lot 51 Limited Residential Shoreland Zone. Amendment to an existing building permit #1773 to correct site location of a proposed structure. The application for Permit #1773 showed the addition on the back side of the garage and the addition was placed on the right side of the garage.

Mr. Davis explained he had inadvertently placed the garage and its addition incorrectly on the drawing. The new drawing he submitted is done correctly.

**Motion** made by Planning Board Member Mike Ryan, with second by Planning Board Member Wayne Patton, to approve the amended application to add a 14' by 26' garage by Eric Davis for Howard Monroe Jr. dated 10/25/05. Motion passed by a show of hands 6-0.

8. CEO ISSUES

CEO Millard Billings has noticed on the back of George Carter's store there used to be a shed roof type storage building and now there is a little 2x4 building that is over 3 feet tall. He said he would talk to George Carter.

Planning Board Member Jim Keene asked if George Carter's revised lot lines were ever filed. Chairman George Urbanneck said he felt they had checked that.

Planning Board Member Jim Keene then asked about the garage beside McEachern and Hutchins. CEO Billings said it is a garage with second story storage.

9. NOTICES

None

10. OTHER

Chairman Urbanneck asked about page 33 of the Zoning Ordinance Section C. Non-conforming Structures 3. Reconstruction or replacement c. (see attached). After much discussion the Planning Board decided there was a typo in that paragraph and it needed to be sent to the Land Use Ordinance Committee for correction.

The Chairman of the Land Use Ordinance Committee pointed out to Chairman Urbanneck that there is no scope for that committee, the first thing they will do is write their scope.

11. SET DATE FOR NEXT MEETING

November 22, 2005

12. ADJOURN

**Motion** made by Planning Board Member Linda Graham, with second by Planning Board Member Jim Keene, to adjourn. The meeting was adjourned at 7:40 pm.

Respectfully submitted,

Debbi Nickerson,  
Recording Secretary

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George Urbanneck