

**PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, NOVEMBER 22, 2005
6:00 PM**

1. CALL TO ORDER

Chairman George Urbanneck opened the Tuesday, November 22, 2005 Planning Board Meeting at 6:02 pm.

2. ROLL CALL

Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Alden Gray, Rick Nickerson, Linda Graham, Jim Keene, and Mike Ryan, CEO Millard Billings and Recording Secretary Debbi Nickerson. Members of the public present were Edward L Higgins, Roger St. Amand – CES Inc., Mark Picurro, Reba Weisenberg, Scott Grierson, Heath Higgins, and Gus Young.

3. ADJUSTMENTS/ADOPTION OF AGENDA

Chairman Urbanneck requested adding the Findings of Fact for Louise Kinney.

4. APPROVAL OF MINUTES

A. MINUTES FROM NOVEMBER 1, 2005

Chairman Urbanneck asked to have on page 2, number 5. SUBDIVISIONS 3rd sentence *Application is to relocate right of way* changed to *Application is to relocate right of way*. Then change the motion from *to accept* to *to approve*. Change *Public Hearing is set for 11/22/05* to *Completeness of application is set for 11/22/05*. Planning Board Member Jim Keene asked to have page 1 first paragraph 3rd line changed from *right of way* to *right of way*.

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to approve the minutes as amended. Motion passed by a show of hands 7-0.

5. SUBDIVISIONS

A. To review for completeness of application an amendment to an approved Subdivision submitted by Heath Higgins agent for Edward Higgins, Map 5 Lot 33-10, Residential Zone. Application is to divide a two acre lot into two, one acre parcels.

1. Septic on Lots 10 and 11 are on the map.
2. Road names are on the map.
3. DEP Letter is not needed because the road, Sidney's Way, is not going through the wetlands.
4. Septic and house on Lot 3 is located on the map.

Motion made by Planning Board Member Mike Ryan, with second by Planning Board Member Wayne Patton, to accept as complete the application from Heath

Higgins to amend an existing subdivision Map 5 Lot 33 dated October 25, 2005.
Motion passed by a show of hands 7-0.
Public Hearing is set for December 13, 2005.

6. NEW BUSINESS

- A. An application submitted by W A Carsey at Bass Harbor Campground, Map 2 Lot 7 Residential-Business Zone, to demolish old 16 foot by 48 foot bath house and to replace with a new structure 16 feet by 50 feet for a bath house.

Planning Board Member Mike Ryan asked Mr. Carsey to sign the application.

Planning Board Member Rick Nickerson recused himself from any discussion of this application; he felt he may have a conflict of interest.

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Mike Ryan, to approve the Town of Tremont application for W A Carsey to build a new 16 x 50 bath house which will duplicate the old bath house, dated 11/22/05. Motion passed by a show of hands 6-0-1.

- B. An application submitted by the Town of Tremont Map 14 Lot 33, Residential-Business Zone, to construct a new town office building, a single story wood frame ranch, with a poured concrete foundation and a full daylight basement. Municipal offices, bathrooms and vault on upper level and lower level to have meeting room, vault, bathrooms and a room for utilities. Structure to be 40 feet wide and 64 feet long.

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to accept [approve] the Town of Tremont application to construct a new Town Office Building, a single story wood frame dated 11/10/05. Motion passed by a show of hands 7-0.

7. OLD BUSINESS

- A. Review of an application submitted by Michial Jewett agent for McEachern & Hutchins, Inc., Harbor Shoreland Zone Map 14 Lot 6 to demolish an existing 35 foot by 60 foot building and to replace it with a new structure on same footprint (35 feet by 60 feet) not to exceed 20 feet in height for storage of materials and lumber.

Michial Jewett explained he needed to include the elevation on the Flood Hazard Permit and the existing building placement and the new building placement.

Michial Jewett discovered when he applied for the FEMA Permit the building could not be listed as an accessory use; he needed to list the building as storage of materials. He also said there would only be electric in the building for lights and security.

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to approve the Town of Tremont application for McEachern & Hutchins, Mike Jewett as the agent, request to demolish the existing building and rebuild the new structure on the same footprint, the new building to be use as material storage and will be designed with break away water fetchers to meet our code standards dated 7/1/05. Motion

passed by a show of hands 6-0-1. Planning Board Member Rick Nickerson abstained; he was not present for the initial approval.

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to approve the Flood Plan. Motion passed by a show of hands 6-0-1. Planning Board Member Rick Nickerson abstained; he was not present for the initial approval.

B. Land Use Ordinance Committee requests to meet with Planning Board to discuss issues that may need their attention, action or recommendations.

Gus Young, Chairman for the Land Use Ordinance Committee, suggested the name be changed to Zoning Ordinance Advisory Committee. The Planning Board Members agreed with the name change. He explained that the committee agreed that buffering needed to be looked at, but it is such a big issue the committee would like to start with something less complicated.

1. The Planning Board asked the committee to look at pg. 33 in the Tremont Zoning Ordinance section C. 3. c. The Planning Board has a question on if the word not should be included.

2. The Planning Board asked them to clarify the interpretation of 4.E.1B Commercial Fisheries Maritime Activity that a residential dwelling for employer or employee is permitted within a non-conforming structure provided non-conformance is not increased.

3. Compliance with the State Subdivision Ordinance.

The Planning Board asked the committee to try to submit their recommendations to the Board by February 1st.

8. CEO ISSUES

CEO Millard Billings showed the Board pictures and explained there was nothing wrong with a deck that was questioned.

Planning Board Member Jim Keene asked if CEO Billings had seen the source of some rumbling noises he had heard in the woods. Mr. Billings thought it may have come from a barge that was tied up.

9. NOTICES

None

10. OTHER

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to accept the Finding of Fact on the Louise Kinney property as presented by Mike Ryan. Motion passed by a show of hands 6-0-1. Planning Board Member Alden Gray abstained; he was not present for the approval of the application (see attached).

Roger St. Amand, with CES, Inc., asked the Board if he could get some feed-back from the Board on a revised subdivision application for Ralph Shapiro.

11. SET DATE FOR NEXT MEETING

December 13, 2005

12. ADJOURN

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Wayne Patton, to adjourn. Motion passed by a show of hands 7-0. The meeting was adjourned at 7:35 pm.

Respectfully submitted,

Debbi Nickerson,
Recording Secretary

George Urbanneck