

**PLANNING BOARD  
REGULAR MEETING  
TREMONT COMMUNITY BUILDING  
TUESDAY, OCTOBER 11, 2005  
6:00PM**

1. CALL TO ORDER

Planning Board meeting of Tuesday, October 11, 2005 was called to order at 6:10 by Chairman George Urbanneck.

2. ROLL CALL

George Urbanneck, Wayne Patton, Jim Keene, Rick Nickerson, Mike Ryan, Linda Graham and recording secretary Heidi Farley. Absent were Alden Gray and Millard Billings.

Members of the public present were Edward Higgins and Mr. & Mrs. Ralph Shapiro. Heath Higgins and Kathi Thurston arrived at 6:45PM.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

Mike Ryan said that the 4<sup>th</sup> motion on page 3 of the September 27, 2005 minutes should read the same as the second motion he made on September 13, 2005 except to change the word "construction" to "use".

**MOTION** by Planning Board member Jim Keene to accept minutes of September 27, 2005 as amended, Mike Ryan seconded. Motion passed by a show of hands 6-0.

5. SUBDIVISIONS

A. To review for completeness of application an amendment to an approved Subdivision submitted by Linda Higgins agent for Richard and 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** by Wayne Patton to accept completeness of application as submitted by agent Linda Higgins for Richard & Jean Quandt for revision of Subdivision, seconded by Linda Graham. Motion passed by a show of hands 6-0.

Public Hearing will be on November 1, 2005 at 6PM.

6. NEW 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 to the 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.

**MOTION** by Linda Graham to table this item until they could talk to CEO Millard Billings about it, seconded by Wayne Patton. Motion passed by a show of hands 6-0.

- B. An application submitted by James Keene, President of the Tremont Volunteer Fire Department, to rebuild and expand the Seal Cove Fire Station to be 36 feet wide by 40 feet long on Map 6 Lot 26K in the Residential-Business Zone.

James Keene recused himself from the Planning Board for this item.

**MOTION** by Mike Ryan that the application submitted by James Keene, for the Tremont Volunteer Fire Department be denied because the building did not meet the minimum setback requirements in the Tremont Zoning Ordinance Section IV, Part B, 3.a.1. and the building exceeded the maximum lot coverage requirements in the Tremont Zoning Ordinance Section IV, Part B.3.c., second by Linda Graham. Motion passed by a show of hands 4 in favor, Wayne Patton abstained.

Jim Keene returned as a Planning Board member.

7. OLD BUSINESS

- A. An application submitted by Ralph Shapiro for Dawn Ventures to construct a ramp and attached float for seasonal access to Hodgdon Pond, on his property on Tremont Road Map 11 Lot 25 in the Rural Residential Zone.

Mr. Shapiro showed the Planning Board exactly where he plans to put the float, that it would be approximately 70 feet long and that a raised boardwalk would be built to access it.

**MOTION** by Wayne Patton to accept Town of Tremont application dated 9/16/05 by Ralph Shapiro for Dawn Ventures to construct a ramp, float & walkway, Mike Ryan & Linda Graham seconded. Motion passed by a show of hands 6-0.

CEO Millard Billings arrived at 6:45PM.

The Board determined that a Flood Hazard application was required and allowed Mr. Shapiro time to complete an application, while the Board continued with agenda.

**MOTION** by Linda Graham to return to agenda item 6. A., second by Mike Ryan. Motion passed by a show of hands 6-0.

RETURNED TO AGENDA ITEM 6.A.

- A. Eric Davis for Howard Monroe Jr. Map 3 lot 51 Limited Residential Shoreland Zone amendment to an existing Building Permit #1773 to correct to the 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.

CEO Millard Billings showed the Planning Board a picture of the garage in question.

**MOTION** by Mike Ryan to table the undated and unsigned application submitted by Eric Davis, agent for Howard Monroe for a 14 foot by 26 foot garage pending completion of application and a site plan with clear setbacks, second by Wayne Patton. Motion passed 6-0.

9. NOTICES

None

10. OTHER

CEO Millard Billings told the Planning Board that there will be a meeting on October 19, 2005 at 4PM with Hannah Pingree to discuss the roads with the Selectmen and Planning Board.

**MOTION** by Jim Keene and Linda Graham to reopen 7A, second by Wayne Patton. Motion passed 6-0.

RETURNED TO AGENDA ITEM 7.A.

- A. A Flood Hazard application submitted by Ralph Shapiro for Dawn Ventures to construct a ramp and attached float for seasonal access to Hodgdon Pond, on his property on Tremont Road Map 11 Lot 25 in the Rural Residential Zone.

Planning Board looked at the FEMA Map which showed that in Zone A, Mr. Shapiro's zone, the flood elevation was not determined.

**MOTION** by Linda Graham to table this item, Mike Ryan seconded. Motion passed 6-0.

11. SET DATE FOR NEXT MEETING

**MOTION** by Linda Graham to accept November 1, 2005 as the next Planning Board meeting, seconded by Wayne Patton. Motion passed 6-0.

12. ADJOURN

**MOTION** by Mike Ryan to adjourn meeting at 7:26 PM, seconded by Wayne Patton. Motion passed 6-0.

**MOTION** by Linda Graham to reopen Planning Board meeting of Tuesday, October 11, 2005 at 7:30PM, second by Wayne Patton. Motion passed 6-0.

**MOTION** by Linda Graham for the Planning Board to hold a special Planning Board meeting to review and possibly take action on the Findings of Fact of the denial of the application submitted by James Keene, President of the Tremont Volunteer Fire Department, to rebuild and expand the Seal Cove Fire Station. Meeting to be held on Tuesday, October 18, 2005 at 5:00 PM., second by Wayne Patton. Motion passed 6-0.

**MOTION** by Linda Graham to adjourn at 7:31PM, seconded by Wayne Patton. Motion passed 6-0.

Respectfully Submitted  
Heidi Farley

\_\_\_\_\_  
Chairman George Urbanneck

\_\_\_\_\_  
Date