

**PUBLIC HEARING
TREMONT COMMUNITY BUILDING
6:00 PM TUESDAY, SEPTEMBER 13, 2005**

The Tremont Planning Board held a Public Hearing at 6:00 PM, on Tuesday, September 13, 2005 at the Tremont Community Building for the following:

1. Final 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 George Urbanneck asked if there were any questions or comments regarding the application submitted by Linda Higgins for Richard & Jean Quandt for a 5 lot subdivision. There were none.

MOTION Linda Graham made a motion to close Public Hearing number 1, Jim Keene seconded. Motion passed by a show of hands 6-0.

2. Preliminary review of an 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.

Chairman George Urbanneck asked if there were any questions or comments regarding the application submitted by Samuel Coplon for David & Elaine Elliott for an amendment to their 3 lot subdivision plan that was approved in 2003 by creating one additional 4.8 acres to be offered for sale. There were none.

MOTION Jim Keene made a motion to close the Public Hearing at 6:02PM, Linda Graham seconded. Motion passed by a show of hands 6-0.

**PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, SEPTEMBER 13, 2005
6:00 PM**

1. CALL TO ORDER

Chairman George Urbanneck opened the Planning Board meeting of Tuesday, September 13, 2005 to order at 6:01PM.

2. ROLL CALL

George Urbanneck, Mike Ryan, Linda Graham, Jim Keene, Rick Nickerson, Wayne Patton, CEO Millard Billings and Recording Secretary Heidi Farley.

Members of the Public were Heath Higgins, Linda Higgins, Samuel Coplon & David Elliott.

3. ADJUSTMENTS / ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

MOTION Jim Keene made a motion to accept minutes of August 30, 2005 as written, Wayne Patton seconded. Motion passed by a show of hands 6-0.

MOTION Linda Graham made a motion to amend the amendment made to the June 21, 2005 minutes by changing , page 2, second paragraph, fifth row, the word “pit” to “bit”, and eliminating the change to the beginning of the sentence. Mike Ryan seconded. Motion passed by a show of hands 6-0.

5. SUBDIVISIONS

- A. Final 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.

George Urbanneck asked if the Board members had any questions or comments regarding the application. There were none.

MOTION Linda Graham made a motion to approve the Subdivision application submitted by Linda Higgins for Richard & Jean Quandt for 5 lot subdivision named “Sophie’s Way” dated May 9, 2005, Wayne Patton seconded. Motion passed by a show of hands 5-0, Rick Nickerson abstained.

- B. Preliminary Plan Review of an 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.

George Urbanneck noted that the Planning Board had received the continued Power of Attorney for Samuel Coplon that they had asked for and that all other issues had been addressed previously. Mr. Urbanneck then asked the Board if they had any other questions or concerns. There were none.

MOTION Mike Ryan made a motion to approve the Preliminary Plan Review as complete for the proposed amendment to the 3-lot subdivision plan approved in 2003 to create an one additional 4.8 acre lot to be offered for sale dated June 15, 2005 for David & Elaine Elliott, seconded by Linda Graham. Motion passed by a show of hands 5-0. Rick Nickerson abstained.

MOTION by Planning Board member Wayne Patton to recess the Planning Board meeting at 6:12PM to allow time for the signing of approved applications, Linda Graham seconded. Motion passed by a show of hands 6-0.

Meeting reopened at 6:26PM

6. CEO ISSUES (FORMALLY AGENDA ITEM 6.NEW BUSINESS)

CEO Millard Billings showed the Planning Board the letter he wrote to MMA concerning the interpretation of the exemption in E 1 of the Zoning Ordinance and the letter he received in response. (See attached)

MOTION by Planning Board member Mike Ryan that a residential dwelling for employer or employee is permitted providing non conformance is not increased, seconded by Linda Graham. Motion passed by a show of hands 6-0.

MOTION by Planning Board member Mike Ryan that new residential construction as an accessory to a commercial business is permissible as long as it adheres to lot, structure and performance standards as set forth in E2 & 3 of the Tremont Zoning Ordinance, seconded by Linda Graham. Motion passed by a show of hands 6-0.

7. NEW BUSINESS (FORMERLY AGENDA ITEM 7. OLD BUSINESS)

A. An application submitted by Murray Lloyd for a home occupation for popping and bagging Kettle Corn “Pop-Corn”, to supply stores and a Photography workshop and sales. On the Property of Ann Paradise Map 14 Lot 15 in the Residential-Business Zone.

MOTION by Planning Board member Wayne Patton to accept the application submitted by Murray Lloyd for a home occupation and photography workshop dated 8/31/05, seconded by Linda Graham. Motion passed by a show of hands 6-0.

8. OLD BUSINESS (FORMERLY AGENDA ITEM 8.CEO ISSUES)

A. Review of an application submitted by Kim Strauss to add a two-bedroom apartment for owner/employee, to existing structure in second floor of boat shop on Map 12 Lot 71 in the Commercial Fisheries/Maritime Activities Zone.

MOTION by Planning Board member Mike Ryan to table this item until Mr. Strauss can be present, Wayne Patton seconded. Motion passed by a show of hands 6-0.

9. NOTICES

CEO Millard Billings showed the Planning Board the Notice of Violation he sent to Pritam Singh concerning the number of trees that Mr. Singh has cut down on his property (See Attached). Mr. Billings also told the Board that Mr. Singh came in to the Town Office, signed the order for corrective action and paid the fine.

10. OTHER

None

11. SET DATE FOR NEXT MEETING:

September 27, 2005

12. ADJOURN

MOTION by Planning Board member Jim Keene to adjourn at 7:12PM, seconded by Wayne Patton. Motion passed by a show of hands 6-0.

Respectfully Submitted
Heidi Farley
Recording Secretary

Chairman George Urbanneck