

**PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, SEPTEMBER 27, 2005
6:00 PM**

1. CALL TO ORDER

Chairman George Urbanneck called the Planning Board meeting of Tuesday, September 27, 2005 to order at 6:03PM.

2. ROLL CALL

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

Members of the public present were Kim & Charlene Strauss, Linda Higgins and Susan McIsaac.

3. ADJUSTMENTS / ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

MOTION by Wayne Patton to accept the minutes of September 13, 2005, Linda Graham seconded. Motion passed by a show of hands 6 in favor, Alden Gray Abstained.

5. SUBDIVISIONS

None

6. NEW BUSINESS

A. Election of Officers

MOTION by Linda Graham to nominate George Urbanneck as Planning Board Chairman, seconded by Mike Ryan & Jim Keene. Motion passed by a show of hands 7-0.

MOTION by George Urbanneck to nominate Jim Keene as Vice Chairman, seconded by Wayne Patton & Mike Ryan. Motion passed by a show of hands 7-0.

B. An application submitted by Susan McIsaac to build a cabin that was approved in July 2003 and not started. The plan has changed to become an "A" frame with two levels, the first level, 16 feet by 16 feet, and the second level 8 feet by 16 feet, insulated, with electricity, propane heat and no plumbing. On her property on Tremont Road Map 5 Lot 58 in the Residential-Business Zone.

MOTION by Linda Graham to table this item until Susan McIsaac could get here, seconded by Wayne Patton. Motion passed by a show of hands 7-0.

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

MOTION by Alden Gray to table this item until the Planning Board can see on the plans exactly where the float will be placed, seconded by Wayne Patton. Motion passed by a show of hands 7-0.

Susan McIsaac arrived at 6:10.

MOTION by Linda Graham to reopen 6.B., Mike Ryan seconded. Motion passed by a show of hands 7-0.

B. An application submitted by Susan McIsaac to build a cabin that was approved in July 2003 and not started. The plan has changed to become an "A" frame with two levels, the first level, 16 feet by 16 feet, and the second level 8 feet by 16 feet, insulated, with electricity, propane heat and no plumbing. On her property on Tremont Road Map 5 Lot 58 in the Residential-Business Zone.

MOTION by Wayne Patton to accept application dated 9/17/05 for Susan McIsaac to build an A Frame cabin on site zero of her campground that was previously approved in July of 2003, Linda Graham seconded. Motion passed by a show of hands 7-0.

7. OLD BUSINESS

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 Wayne Patton to accept the Town of Tremont application for Kim Strauss dated 8/22/05, seconded by Mike Ryan. Motion passed by a show of hands 7-0.

Jim Keene said that he was uncomfortable with September 13, 2005 motion concerning non conforming structures.

MOTION by Mike Ryan to reconsider September 13, 2005 action concerning non conforming structures in the Town of Tremont's Zoning Ordinance, Linda Graham seconded. Motion passed by a show of hands 7-0.

MOTION by Mike Ryan to clarify 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, Linda Graham seconded. Motion passed by a show of hands 6-0, Alden Gray abstained.

MOTION by Mike Ryan to reopen second motion under 6 in September 13, 2005 minutes, Wayne Patton seconded. Motion passed by a show of hands 7-0.

MOTION by Mike Ryan that new residential use 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, Linda Graham seconded. Motion passed 6-0.

8. CEO ISSUES

CEO Millard Billings told the Planning Board that a notice of violation was issued to Eric Davis, agent for Howard Monroe Jr. on Map 3 Lot 51 on the Lopaus Point Road, stating that they built the addition to the garage in a different place than they showed on their Application for a Building Permit. He stated that they need to apply to the Planning Board for an amendment to Building Permit # 1773 showing proper placement of the addition on the garage.

9. NOTICES

None

10. OTHER

Linda Higgins, agent for Quandt Subdivision, asked questions of the Planning Board concerning the Quandt Property and a possible Right of Way change in the approved Subdivision. The Planning Board decided that they were having a workshop with Linda Higgins about the Quandt Subdivision. Planning Board told Linda that she would need to apply for an amendment of the Subdivision Plan; they will review it for completeness of application at their meeting on Tuesday, October 11, 2005 at 6PM. If the application was found to be complete they would then schedule a Public Hearing for November 1st.

11. SET DATE FOR NEXT MEETING: October 11, 2005

12. ADJOURN

MOTION by Wayne Patton to adjourn meeting at 7:20PM, seconded by Jim Keene. Motion passed 7-0 in favor.

Respectfully Submitted
Heidi Farley

Chairman George Urbanneck