

**REGULAR PLANNING BOARD MEETING  
TREMONT COMMUNITY BUILDING  
TUESDAY, JANUARY 25, 2005  
6:00 PM**

1. CALL TO ORDER

Chairman George Urbanneck called the Planning Board Meeting to order at 6:05 PM.

2. ROLL CALL

Present were Chairman George Urbanneck, Planning Board Members Mike Ryan, Heath Higgins, Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson. Planning Board Member Galen Warman arrived at 6:06 PM.

Members of the public present were Doug Gott, Tim Brochu, and Roger St Armand.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

A. Minutes of December 14, 2004

Motion made by Planning Board Member Mike Ryan for approval of the minutes. Second by Planning Board Member Linda Graham. Motion passed by a show of hands 5-0.

5. SUBDIVISIONS

A. Pre-application Workshop – CES representing Ralph Shapiro – Map 11 Lot 25, Rural-Residential Zone – A proposed six lot single family residential subdivision on 25 acres on the east side of Tremont Road and the northern end of Hodgdon Pond.

The Planning Board had several questions for Mr. Broschu of CES including:

1. Planning Board Member Linda Graham asked, “How much shore frontage is on the property?” Mr. Broschu responded, “We are still trying to determine how much he has.... but it’s somewhere between 320’ to 350’ or so.”
2. Chairman George Urbanneck stated, “There are quite a bit of wetlands. Even with the 75’ set back there is sufficient area on some of these lots to get a house location.” Mr. Broschu agreed.
3. Planning Board Member Heath Higgins wanted to know about an easement or right of way to the water. Mr. Broschu thought there might be some type of path between the two shore front properties.
4. Planning Board Member Mike Ryan asked if there would be a common area along the shore. Mr. Broschu responded, “I don’t know that we’re going to

have a common area on the shore, because it will probably cut into our shore frontage requirement... He'll properly just have access to the shore line."

5. Chairman George Urbanneck asked about a dock. Mr. Broschu responded there would not be a community dock.
6. Chairman George Urbanneck wanted to know about the road, would it be private or town? Mr. Broschu explained the road would meet minimum town standards.
7. Planning Board Member Mike Ryan asked, "Will the Developer maintain any control over what's built here?" Mr. Broschu agreed there would be quite a lot of restrictions on this property including clearing, house size and driveway length.
8. CEO Millard Billings wanted to know if there would be any restrictions on further development. Mr. Broschu pointed out that there could not be any further sub-dividing without coming back before the Board. Chairman Urbanneck asked if it would be stated in the deed. Mr. Broschu said he could ask.

Chairman George Urbanneck requested a site walk. Mr. Broschu said he'd be ready in about a week. The Planning Board set the date for the site walk as set for February 5, 2005 at 11:00 AM.

Chairman George Urbanneck commented the abutters on the Mt Desert side need to be notified, then asked if the Town of Mt. Desert needs to be notified also. CEO Billings said no.

9. Planning Board Member Heath Higgins asked if the DEP has been there to look at the roads. Mr. Broschu said they would be notified.

B. Completeness of Application – Doug Gott – Map 7 Lot 15 Residential-Business Zone a subdivision of a 12.7 acre portion of Lot 15 into six residential house lots, "Alder Lane Subdivision."

1. Abutter's tax map numbers across the street are on the new plan.

Motion made by Planning Board Member Mike Ryan for preliminary completeness of application, with second by Planning Board Member Galen Warman. Motion passed by a show of hands 4-0-1. Heath Higgins abstained for personal reasons.

Mr. Gott asked if a separate permit was needed for the road. After much discussion the Board decided to keep the road permitting procedures the same. Mr. Gott requested the Board wait a month before they go on the site visit. Preliminary Public Hearing set for February 22, 2005.

6. NEW BUSINESS

- A. Douglas & Sylvia Gott – Map 5 Lot 7-1 – Residential – Business Zone to construct "Ickatika Circle" a road 24 feet wide 2100 feet long containing 2000 cubic yards of fill within the previously approved "Ickatika Estates" Subdivision.

Chairman George Urbanneck asked what the angle of the southern intersection was. He voiced concern that it was less than the required 60 degrees. He instructed Mr. Gott to be sure Ickatika Circle complies with the ordinance. Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Galen Warman, for Mr. Gott's road. Motion passed by a show of hands 5-0.

Mr. Gott asked about a piece of land he'd like to give to his sons that his lawyer said he should have a new right-of-way from his sons written up for. After much discussion the Board decided to re-open the "Ickatika Estates" Subdivision. Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Galen Warman, to reconsider the Ickatika Estates Subdivision. Motion passed by a show of hands 5-0.

- B. Town of Tremont – Map 14 Lot 33 & 39 – Residential – Business Zone to excavate 700 cubic yards of top-soil and loose grout from site on Lot 33 and place said 700 cubic yards of fill on Lot 39 to bring said lot up to street level. CEO Millard Billings explained that this permit was to remove topsoil and loose grout from the site of the new Town Office. Motion made by Planning Board Member Heath Higgins, with second by Planning Board Member Linda Graham, to approve the permit. Motion passed by a show of hands 5-0.
- C. William McHenry Architects for Tim and Helen O'Connor – Map 7 Lot 29-4 – Limited Residential Shoreland Zone to remove an existing 4 bedroom residence and build a new 4 bedroom residence of 3000 square feet using existing subsurface disposal system. Motion made by Planning Board Member Heath Higgins, with second by Planning Board Member Mike Ryan, to accept this permit dated 1/20/05. Motion passed by a show of hands 5-0.

## 7. OLD BUSINESS

### A. Report of Land use Ordinance Committee

After much discussion the Board came to the conclusion they would discuss this again at the next meeting.

## 8. CEO ISSUES

No

## 9. NOTICES

CEO Millard Billings asked the Board Members present if they would like to go to the Hancock County Planning Board Workshop Striking-a-Balance. All on the Board would like to attend the March 31<sup>st</sup> Workshop and requested CEO Billings make the arrangements.

10. BUDGET

Chairman George Urbanneck, with the Board and CEO Billings input, completed the Planning Board's Budget for FY 06.

11. SET DATE FOR NEXT MEETING

Next meeting is set for February 8, 2005

12. ADJOURN

Motion made by Planning Board Member Linda Graham, with second by Galen Warman, to adjourn at 8:30. Motion passed by a show of hands 5-0.

Respectfully submitted,

Debbi Nickerson,  
Recording Secretary

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George Urbanneck