

**PUBLIC HEARING
TREMONT COMMUNITY BUILDING
TUESDAY, JANUARY 4, 2005
6:00 PM**

Chairman of the Planning Board George Urbanneck opened the Public Hearing at 6:01 PM to discuss the subdivision application submitted by Charles Fahey requesting approval of an amendment of an existing subdivision to combine two lots into one lot on Map 5 Lot 101 Kelletown Rd, in the Residential-Business Zone.

Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Jim Keene, Galen Warman, Heath Higgins and Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.

Members of the public present were Nancy York, Richard York, Mark Good, Mount Desert Islander, R P Woodward and Nancy Woodward.

There was no discussion.

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Galen Warman, to close the Public Hearing as 6:01 PM. Motion passed by a show of hands 6-0.

**PUBLIC HEARING
TREMONT COMMUNITY BUILDING
TUESDAY, JANUARY 4, 2005
6:00 PM**

Chairman of the Planning Board George Urbanneck opened the Public Hearing at 6:02 PM to discuss the subdivision application submitted by Nancy Woodward for approval of an amendment of an existing subdivision plan to divide Map 5 Lot 10-22 into 3 residential house lots on Bass Harbor Woods Rd., in the Residential-Business Zone.

Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Jim Keene, Galen Warman, Heath Higgins and Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.

Members of the public present were Nancy York, Richard York, Mark Good, Mount Desert Islander, R P Woodward and Nancy Woodward.

Chairman George Urbanneck read into the record a letter from Carl Gustafson, dated January 3, 2005, received at the Town Office and addressed to Chairman Urbanneck. See attached.

There was no other discussion.

Motion made by Planning Board Member Linda Graham, with second by Planning Board Member Jim Keene, to close the Public Hearing as 6:03 PM. Motion passed by a show of hands 6-0.

**TOWN OF TREMONT
REGULAR PLANNING BOARD MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, JANUARY 4, 2005
IMMEDIATELY FOLLOWING PUBLIC HEARING**

1. CALL TO ORDER
Chairman George Urbanneck opened the Planning Board Meeting at 6:03 PM.
2. ROLL CALL
Present were Chairman George Urbanneck, Planning Board Members Wayne Patton, Jim Keene, Galen Warman, Heath Higgins and Linda Graham, CEO Millard Billings, and Recording Secretary Debbi Nickerson.
Members of the public present were Nancy York, Richard York, Mark Good, Mount Desert Islander, R P Woodward and Nancy Woodward.
3. ADJUSTMENTS/ADOPTION OF AGENDA
None
4. APPROVAL OF MINUTES
A. Minutes of December 14, 2004 Planning Board Meeting.
Chairman Urbanneck stated there are no minutes of the December 14th Planning Board yet.
5. SUBDIVISIONS
A. Preliminary Plan Approval – Charles Fahey – Map 5 Lot 101 Residential-Business Zone – Amendment to an existing Subdivision for Charles Fahey at the intersection of Route 102 and Kelleytown Rd., to combine two lots into one lot.
Chairman Urbanneck asked for comments or questions from all present.
There were none.
Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to accept the Charles Fahey subdivision changes on the Town of Tremont application dated 10/12/04 for preliminary approval. Motion passed by a show of hands, 6-0.
B. Preliminary Plan Approval – Nancy Woodward – Map 3 Lot 10-22 Residential-Business Zone – to subdivide lot 10-22 into 3 residential house lots on Bass Harbor Woods Rd.
 1. Name of the subdivision has been changed to Woodmont Subdivision and the road is Woodmont Lane.
Chairman Urbanneck asked for comments or questions from all present.
There were none.
Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Jim Keene, to accept as complete preliminary

plan for Woodmont Subdivision, on an application from Nancy Woodward, dated November 13, 2002. Motion passed by a show of hands, 6-0.

Chairman Urbanneck requested the Mylar from Nancy Woodward, which will be “signed at the next meeting which will be 3 weeks from today.”

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

CEO Millard Billings commented to the Board there was nothing new.

Motion made by Planning Board Member Galen Warman, with second by Planning Board Member Linda Graham, to table the review sense no additional information has been received. Motion passed by a show of hands, 6-0.

6. NEW BUSINESS

A. Report of Land Use Ordinance Committee

Chairman of the Land Use Ordinance Committee Galen Warman told the Board he has a real rough draft. He has done a lot of writing in the last three or four days. Chairman of the Land Use Ordinance Committee Galen Warman said, “I would say by next meeting everybody will have copies and Monday night before our regular Planning Board Meeting the Land Use Ordinance Committee will be meeting again. I can get everything all firmed up and make sure that they like what they see in print. And we’ll go from there.” CEO Millard Billings handed out Zoning Ordinances from near-by towns. Chairman Urbanneck asked the Land Use Ordinance Committee to discuss it at the meeting before the Planning Board Meeting. He also requested the Planning Board review the standard ordinances so at the next meeting the Board can “hammer it out and get something pretty well finalized.”

7. OLD BUSINESS

None

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

Planning Board Member Jim Keene asked if Tremont’s Board of Appeals works on de novo or appellate. CEO Millard Billings explained appeals on the CEO were de novo and appeals on the Planning Board were appellate. He further explained if it’s an appeal on a CEO action the Board of Appeals could review any new information. The review process encompasses old and new information. If a Planning Board decision goes to the Board of Appeals, the only information

the Board of Appeals can take into consideration is information the Planning Board used to make their decision.

11. SET DATE FOR NEXT MEETING

January 25, 2005

12. ADJOURN

Motion made by Planning Board Member Jim Keene, with second by Planning Board Member Linda Graham, to adjourn at 6:20 PM. Motion passed by a show of hands 6-0.

Respectfully submitted,

Debbi Nickerson,
Recording Secretary

George Urbanneck