

**TOWN OF TREMONT
REGULAR PLANNING BOARD MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, FEBRUARY 8, 2005
6:00 PM**

1. CALL TO ORDER

Chairman George Urbanneck called the Planning Board Meeting to order at 6:04 PM.

2. ROLL CALL

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

Members of the public present were Patti Wharton, Ned Wharton and Noel Musson.

3. ADJUSTMENT/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES

A. Minutes of January 4, 2005 Planning Board Meeting

Motion made by Planning Board Member Wayne Patton, with second by Planning Board Member Linda Graham, to accept the minutes as amended.

Motion carried by a show of hands 5-0-1, Planning Board Member Mike Ryan abstained, he was not present at the January 4th meeting.

B. Minutes of January 25, 2005 Planning Board Meeting

Planning Board Member Linda Graham requested 5. A. 2. be changed from wet land to wetlands.

Motion made by Planning Board Member Galen Warman, with second by Planning Board Member Linda Graham, to accept the minutes as amended.

Motion carried by a show of hands 4-0-2, Planning Board Members Wayne Patton and Jim Keene abstained, they were not present at the January 25th meeting.

Chairman George Urbanneck stated there was a site visit on February 5th at the site of 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.

Present were Planning Board Chairman George Urbanneck, Planning Board Members Mike Ryan, Heath Higgins, Linda Graham, Galen Warman, and Wayne Patton.

5. SUBDIVISION

A. Completeness of Application – 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.

No new information has been received from CES, Inc.

Motion made by Planning Board Member Galen Warman, with second by Jim Keene, to table. Motion passed by a show of hands 6-0.

6. NEW BUSINESS

A. CES, Inc. representing Rob Egbert – Map 8 Lot 9 – Limited Residential Shoreland Zone – to construct a pile supported residential pier to be used in common by multiple homeowners. The pier will be 137 feet in fixed length and have a seasonal ramp 65 feet and two floats 40' X 20'. This pier will be located at the north end of the Algerine Coast on the Cape Road at Seal Cove.

1. The Board requested the abutters on Cape Road be identified and include book and page of all abutters.
2. Chairman George Urbanneck said, “The “Purchase and Sale Agreement” is illegible.” CES representative Noel Mussen offered to give the Planning Board a clean copy, but there was only one signature. Planning Board Member Jim Keene refused for the Board stating, “Sence this is illegible we don’t know for a fact the one signed by the one party is the same as the one that’s in the book. So we really should have a good copy signed by both parties.”
3. Chairman George Urbanneck asked about the intended lighting. Mr. Mussen explained the lights would be pointing down. Planning Board Member Jim Keene suggested the plan show the intended lighting.
4. Chairman George Urbanneck commented that the application and the drawing do not agree on the over all length.

Motion made by Planning Board Member Galen Warman, with second by Planning Board Member Linda Graham, to determine this application incomplete for all the abutters and a clear copy of the right title and interest page signed by both parties. Motion passed by a show of hands 6-0.

B. Flood Hazard Development Permit Application – CES, Inc. for Rob Egbert – Map 8 Lot 9. To construct a pile supported residential pier to be used in common by multiple homeowners. The pier will be 137 feet in fixed length and have a seasonal ramp 65 feet and two floats 40' X 20'. This proposed pier will be located in Zone VE with a Flood Elevation of 15 feet.

Motion made by Planning Board Member Linda Graham, with second by Galen Warman, to table. Motion passed by a show of hands 6-0.

7. OLD BUSINESS

A. Report of Land Use Ordinance Committee

Chairman George Urbanneck passed out some proposed amendments to the Subdivision Ordinance (see attached). He asked the Board Members to read over the proposed amendment and read over the current Subdivision Ordinance to prepare for the next Planning Board Meeting.

8. CEO ISSUES

None

9. NOTICES

A. Proposed Amendments to Mandatory Shoreland Zoning.

CEO Millard Billings invited the Board to attend the Washington County Council of Governments sponsored public meeting to review proposed changes to Shoreland Zoning guidelines. (See attached)

10. OTHER

None

11. DATE FOR NEXT MEETING FEBRUARY 22, 2005

12. ADJOURN

Motion to adjourn by Planning Board Member Jim Keene, with second by Planning Board Member Mike Ryan, at 7:15 PM. Motion passed by a show of hands 6-0.

Respectfully submitted,

Debbi Nickerson,
Recording Secretary

George Urbanneck