

**PLANNING BOARD
REGULAR MEETING
TREMONT COMMUNITY BUILDING
TUESDAY, AUGUST 22, 2006
6:00PM**

1. CALL TO ORDER

Planning Board Chairman George Urbanneck called the Planning Board meeting of Tuesday, August 22, 2006 to order at 6:00PM.

2. ROLL CALL

Planning Board Chairman George Urbanneck, Planning Board members Wayne Patton, Linda Graham, Mike Ryan, Alden Gray, Rick Nickerson, CEO Millard Billings and Recording Secretary Heidi Farley

Members of the Public present were: Bill Glickman, Jack MacNeish, Kathi Thurston, Emma Mitchell, Jim Laprade and Ted Kohler.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES August 8, 2006

MOTION by Planning Board member Mike Ryan to approve minutes of August 8, 2006 as written, second Planning Board member by Rick Nickerson. Motion passed 4-2-0. Planning Board members Alden Gray and Linda Graham abstained because they were not at that meeting.

5. SUBDIVISIONS

None

6. NEW BUSINESS

- A. Application submitted by James & Cristal Laprade to renovate and expand existing residence to serve as a small bed & breakfast on property currently owned by Harold Cummings. Property is located in the Residential/Business Zone on Map 2 Lot 8A.

Planning Board Chairman George Urbanneck suggested that Mr. Laprade change the name on the application to Harold Cummings from James

Laprade which he did. Mr. Laprade explained to the Board that Structural figures and septic design are for possible future use.

MOTION by Planning Board member Alden Gray to approve application dated 8/15/06 submitted by Harold Cummings to change use to a home occupation, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

7. OLD BUSINESS

- A. Application submitted by Emma Mitchell for Vincent & Dot Greto to remove existing building and construct a new building. Property is located in the Commercial Fisheries Maritime Activity Zone on Map 12 Lot 76.

Planning Board agreed that all buildings on the property would be considered for square footage which equals 1201 square feet. The new proposed building would be 1167 square feet and not closer to the high water mark.

MOTION by Planning Board member Mike Ryan to accept application from Emma Mitchell date 6/6/06 to replace existing structures on map 12 lot 76, seconded by Planning Board member Alden Gray. Motion passed 6-0.

- B. Request submitted by Michael J. Ryan that the Planning Board review its procedures as they pertain to condominiums and easements, referencing recent application by New England Equipment Rental for a seasonal float.

Paul Dudley from New England Equipment Rental could not attend meeting and requested that the Planning Board postpone until he can be present.

MOTION by Planning Board member Linda Graham to table this agenda item, seconded by Planning Board member Alden Gray. Motion passed 4-2 Planning Board members Rick Nickerson, Alden Gray, George Urbanneck and Linda Graham in favor, Planning Board members Mike Ryan and Wayne Patton opposed.

8. CEO ISSUES

CEO Millard Billings told the Planning Board that he has given one violation notice (see attached) that should resolve itself.

9. NOTICES

None

10. OTHER

Mr. Bill Glickman submitted a letter he received from the Department of Transportation (see attached) concerning real estate signs for the Board to review and possibly talk about at the next meeting. Mr. Glickman also raised concerns about the Porta Pottie business in Seal Cove and was referred to the CEO.

11. SET DATE FOR NEXT MEETING September 12, 2006

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 7:15PM, seconded by Planning Board member Rick Nickerson. Motion passed 6-0.

Respectfully submitted
Heidi Farley

Chairman George Urbanneck