

PLANNING BOARD
REGULAR MEETING
TUESDAY, APRIL 18, 2006
TREMONT COMMUNITY BUILDING
6:00PM

1. CALL TO ORDER

Chairman George Urbanneck called the Planning Board meeting of Tuesday, April 18, 2006 to order at 6PM.

2. ROLL CALL

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

Members of the Public present were: Arnold Weisenberg, Hugh Gilley, Doreen Gilley, Beth Lawson, William Wright, Richard Hamblen, Frank Keenan, Aaron Queheillalt, Amy Picard, David Herrick, George Seavey Jr., Wayne Stanley, Mike Farley, Bernard & Kay Woody, Greg Johnston, Stewart & Amy Murphy, Deyton Arey and Laurie Schrieber.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES March 28, 2006 regular Planning Board meeting and April 6, 2006 Public Hearing.

MOTION by James Keene to accept minutes of March 28, 2006, seconded by Mike Ryan. Motion passed 5-0-2, George Urbanneck and Alden Gray Abstained.

MOTION by Linda Graham to accept minutes of April 6, 2006 Public Hearing, seconded by James Keene. Motion passed 5-0-2. Alden Gray and Mike Ryan abstained because they were not present at that meeting.

5. SUBDIVISIONS

- A. Review for completeness of application a Subdivision application submitted by SGC engineering for William Nelson Herrick Trust to sell 9 lots to be called Mt. Gilboa Subdivision on Map 5 Lot 28H in the Residential/Business Zone.

Aaron Queheillalt of SGC Engineering, agent for William Nelson Herrick Trust, described the project for the Planning Board. Planning Board went through the checklist and told Mr. Queheillalt that the project would need:

1. Location of all of the abutting wells
2. Identify the previous out sales differently
3. Renumber lots
4. Finish subsurface wastewater disposal evaluation
5. Submit a traffic management plan
6. Submit a signed financial capacity agreement
7. Change the front page of application under site information letters F & G to “has” been
8. Correct B on the second page under proposed project to show that the project is just selling lots not buildings and/or units.

CEO Millard Billings will check into the square foot threshold for wetland permits.

Mr. Queheillalt will submit these items for the next Planning Board meeting.

Mr. Bernard Woody and Michael Farley, abutters of the project, expressed concern about the traffic flow and what the consequences were going to be to the already below standard road. It was suggested that they form a homeowners association and that maybe Mr. Herrick would agree to covenants requiring new owners to join.

MOTION by Alden Gray to leave agenda and go to 6.C., seconded by Wayne Patton. Motion passed 7-0. Chalmers Enterprises were not present to speak on 6A & 6B.

6. NEW BUSINESS

- A. Application submitted by Chalmers Enterprises for David Elliott to construct a 130 foot permanent pier, a 45 foot seasonal ramp and a 16 foot by 24 foot seasonal float on Tax Map 4 Lot 6-1 in the Harbor Shoreland
- B. Application submitted by Chalmers Enterprises LLC for Kirk and Kathy Hachigian to construct a 4 foot by 50 foot access ramp, 8 foot by 8 foot

landing, 130 foot by four foot pier, 3 foot by 6 foot ramp and a 16 foot by 24 foot float, located on Map 4 Lot 8B-1, Harbor Shoreland Zone.

- C. Application submitted by William Wright for J. Wharton LLC to discuss proposed division of property located in the Residential/Business Zone on Map 5 Lot 87B-1.

Planning Board could see no problem dividing property as long as he makes sure to have 25foot setbacks from property lines.

- D. Application submitted by Wayne Stanley for a home occupation permit for a gunsmith/firearm dealer located in the Residential/Business Zone on Map 5 Lot 111A.

Linda Graham recused herself because she would like to speak on this issue

George Urbanneck asked Mr. Stanley if there would be any changes to the property. Mr. Stanley said that no changes would be made and there would be no shooting or testing of guns.

Linda Graham stated that her son had the same business and there was never an incident or a complaint. It was very safe because of all the licensing needed, no storage of guns or ammunition and no inventory will be stored on the property.

MOTION by Wayne Patton to accept application dated 4/1/06 for Wayne Stanley for a home occupation permit to operate a gunsmith/firearm dealer on property owned by Cynthia Litchfield, seconded by Mike Ryan. Motion passed 6-0-1. Linda Graham was recused.

- E. Application submitted by Heath Higgins for Linda Higgins to remove existing 25 foot by 42 foot two and one half story old portion of building and replace with new foundation, 25 foot by 42 foot second floor, 25 foot by 6 foot covered stone patio, 2 dormers one east, one west, 4 bedrooms, 2 baths, 2 kitchens, same as old. First floor to be 2 garage bays. The property is located in the Harbor Shoreland zone on Map 15 Lot 3.

MOTION by Wayne Patton to accept application dated 4/5/06, submitted by Heath Higgins Agent for Linda Higgins, seconded by Rick Nickerson. Motion passed 7-0.

- F. Application submitted by Gregory Johnson of Civil Engineering Services, Inc. For Rob Egbert to request for renewal of the Flood Hazard Development Permit. The property is located in the Rural Residential and Limited Residential Shoreland Zones on Map 5 Lot 19-02.

Mr. Johnston explained that all of their other permits are still valid except for the Flood Hazard which ran out after 180 days and that nothing has changed.

MOTION by Wayne Patton to accept Flood Hazard Development Permit submitted by Greg Johnston of CES for Rob Egbert dated 4/11/06, Mike Ryan seconded. Motion passed 7-0.

- G. Application submitted by Dayton Arey for Morris Holdings LLC to construct a 50 foot by 100 foot cold storage building for boats. The property is located in the Residential/Business Zone on Map 5 Lot 19-02.

Alden Gray recused himself because he works at Morris Yachts.

Mr. Arey explained that the new building would be across from the other one and would be exactly the same with the minimal work going on inside. Richard Hamblen questioned proximity to his property. The CEO will check into it. Frank Keenan said that he retains the right of way and has no intention of letting Morris Yachts build on his right of way and he wonders why there is no pond on the Morris Yachts plan.

MOTION by Mike Ryan to deny the permit dated 4/6/06 for Morris Holdings presented by Dayton Arey at this time based on the plan presented showing storage building on a Right of Way, Linda Graham seconded. Motion passed 6-0-1. Alden Gray recused.

Chalmers Enterprises called and would like to reschedule for the next Planning Board meeting.

7. OLD BUSINESS

8. CEO ISSUES

CEO Millard Billings passed out new State of Maine guidelines for Municipal Shoreland Zoning Ordinances

9. NOTICES

None

10. OTHER

MOTION by Jim Keene to table agenda items 6A&B until the next Planning Board meeting, seconded by Linda Graham. Motion passed 7-0.

11. SET DATE FOR NEXT MEETING May 2nd, 2006.

12. ADJOURN

MOTION by Linda Graham to adjourn at 7:46PM, seconded by Alden Gray. Motion passed 7-0.

Submitted by
Heidi Farley

Chairman George Urbanneck