

**PLANNING BOARD
PUBLIC HEARING
TREMONT COMMUNITY BUILDING
TUESDAY, MAY 2, 2006
6:00PM**

A Public Hearing to review an application for an amendment to an approved subdivision submitted by Coplon Associates for David Elliott to create two additional lots. The property is located in the Harbor Shoreland & Residential/Business Zones on Map 4 Lot 6-1.

The Public Hearing was called to order by Chairman George Urbanneck at 6:00pm. There was no public comment.

MOTION by Planning Board member Linda Graham to close the public portion of the hearing at 6:02pm, seconded by Planning Board member Alden Gray. All in favor by show of hands 7-0.

**PLANNING BOARD
REGULAR MEETING
TUESDAY, MAY 2, 2006
TREMONT COMMUNITY BUILDING
IMMEDIATELY FOLLOWING PUBLIC HEARING
AGENDA**

1. CALL TO ORDER

The May 2, 2006 Regular Planning Board meeting was called to order by Chairman George Urbanneck at 6:02pm.

2. ROLL CALL

Chairman George Urbanneck, Planning Board members Mike Ryan, Alden Gray, Rick Nickerson, Linda Graham, Wayne Patton, Jim Keene, CEO Millard Billings, Recording Secretary McKenzie Clough, members of the public Sam Coplon-Coplon Associates, Barbara Williams-Chalmers Enterprises, Robert Radle.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES April 18, 2006 regular Planning board meeting

There were several corrections to the April 18, 2006 Planning Board minutes

MOTION by Planning Board member Mike Ryan to approve the minutes of April 18, 2006 as amended, seconded by Planning Board member Jim Keene. All in favor by show of hands 7-0.

5. SUBDIVISIONS

A. Review an application for an amendment to an approved subdivision. Submitted by Coplon Associates for David Elliott to create two additional lots. The property is located in the Harbor Shoreland & Residential/Business Zones on Map 4 Lot 6-1.

Sam Coplon was present on behalf of Mr. Elliott. There were no comments or concerns from Board members.

MOTION by Planning board member Wayne Patton to accept the application as complete, seconded by Planning Board member Linda Graham. All in favor by show of hands 7-0.

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

Barbara Williams was present on behalf of Chalmers Enterprises; she presented the board with a letter of authorization to act on behalf of Chalmers Enterprises. Ms. Williams has already gotten the approval of the Harbor Committee. Ms. Williams provided the board with copies of maps showing exactly where the pier would be located. The pier would be inside the ledge and therefore would not harm any other boaters in this area. There were several changes to the initial applications. Chairman Urbanneck noted changes on the original application and Ms. Williams initialed all corrections. The length of the pier has been changed to 150 feet and the acreage has changed to 3.3 acres, rather than the 33 listed on the application. It was brought to Ms. Williams attention that she had not filed a flood hazard permit with the DEP or National Resource Protections. These permits must be filed before the permit can be issued. After reviewing the pier standards the Planning Board concluded this to be a complete application.

MOTION by Planning Board member Mike Ryan to approve the application on the condition that Ms. Williams seek the proper permits from the DEP, National Resource Protections the proper flood hazard permits, seconded by Planning Board member Linda Graham. All in favor by show of hands 7-0.

MOTION by Planning Board member Jim Keene to skip **6B** on the agenda and move to **7 OLD BUSINESS** in order to allow Ms. Williams to complete a flood hazard permit for the next pier application, seconded by Planning Board member Linda Graham. All in favor by show of hands 7-0.

7. OLD BUSINESS

The Planning Board reviewed finding of fact for Morris Holding LLC, Tax Map 5 Lots 19-02 Residential/Business Zone. The Planning Board reviewed the findings of fact. It was noted that the date was incorrect and the last paragraph should be changed to read; *A motion was made to deny the application due to the locations of the proposed building being sited on a right of way.*

MOTION by Planning Board member Wayne Patton to approve the finding of facts as corrected, seconded by Planning Board member Mike Ryan, 6 in favor 1 abstention , Alden Gray abstained, he is employed at Morris Yachts.

8. CEO ISSUES

CEO Millard Billings provided the Planning board with a copy of a letter form the Tremont Congregational Church concerning a building permit. The Church began and finished construction on the church without picking up and paying for the permit. The permit was issued by Katharine Thurston (former Planning Board Assistant) in April of 2004. Clayton Gilley and Greg Dow attended the Selectmen’s meeting and expressed there thoughts on the after the fact permit fee. The Church feels that they should not be responsible for the after the fact fee. CEO informed the Planning Board after much discussion with the Board of Selectmen, the Selectmen waived the after the fact fee for the Church. CEO Billings pointed out sections of the Tremont Zoning Ordinance that need revisions and clarification in order to avoid this problem in the future. Several revisions were turned over to Planning Board member Rick Nickerson for review by the Zoning Ordinance Advisory Committee.

9. NOTICES

None

Planning Board returned to **6B NEW BUSINESS**

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

MOTION by Planning Board member to table application for pier due to incomplete application, seconded by Rick Nickerson. All in favor by show of hands 7-0.

10. OTHER

None

11. SET NEXT MEETING

The next Regular Planning Board meeting will be held on May 23, 2006 at 6:00pm.

12. ADJOURN

MOTION by Planning Board Member Mike Ryan to adjourn the May 2, 2006 Planning Board meeting at 7:55pm., seconded by Planning Board member Linda Graham. All in favor by show of hands 7-0.

George Urbanneck-Chairman