

**PLANNING BOARD
REGULAR MEETING
TUESDAY, MAY 23rd, 2006
TREMONT COMMUNITY BUILDING
6:00PM**

1. CALL TO ORDER

Planning Board Chairman George Urbanneck called the Regular Planning Board meeting of Tuesday, May 23, 2006 to order at 6PM.

2. ROLL CALL

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

Members of the public present were: Barbara Williams, W.A. Carsey, Aaron Queheillalt, David Herrick, Aimee Picard, Bernard Woody, Steve & Marion Herrick, Harvey Kelley Jr. and Harvey Kelley Sr.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES May 2nd, 2006 regular Planning Board meeting.

None

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.

Planning Board agreed that all requested information had been submitted.

MOTION by James Keene to accept for completeness of application Mt Gilboa Subdivision dated May 6, 2006 presented by SGC Engineering

Representative for William Herrick Trust, seconded by Wayne Patton.
Motion passed 6-0.

A Public Hearing will be scheduled for June 13th, 2006 at 6:00 PM for questions and discussion.

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 Zone.

MOTION by James Keene to approve application dated March 25, 2006, submitted by Chalmers Enterprises Barbara Williams agent, for David Elliott. Condition being DEP Permit. Seconded by Wayne Patton. Motion passed 6-0.

MOTION by Wayne Patton to accept Flood Hazard Development permit for David Elliott dated May 2, 2006 represented by Barbara Williams agent for Chalmers Enterprises, seconded by Rick Nickerson and Linda Graham. Motion passed 6-0.

- B. Application submitted by Chalmers Enterprises for Kirk & Kathy Hachigian to construct a 130 foot pier, 50 foot ramp and a 16 foot x 24foot float on Tax Map 4 Lot 8B-1 in the Harbor Shoreland Zone.

MOTION by Wayne Patton to accept Town of Tremont Application for Kirk & Kathy Hachigian dated March 28, 2006 represented by Barbara Williams for Chalmers enterprises conditional on DEP and Army Corps permits being received, seconded by Rick Nickerson. Motion passed 6-0.

MOTION by Wayne Patton to accept Flood Hazard Development Permit for Kirk & Kathy Hachigian dated May 2, 2006 represented by Barbara Williams for Chalmers Enterprises, seconded by James Keene. Motion passed 6-0.

- C. Application submitted by Charlene Strauss to place 20 yards of rip-rap along the southern side of her property to protect from erosion. Property is located in the Commercial Fisheries Maritime Activity Shoreland Zone on Map 12 Lot 71-1.

MOTION by Wayne Patton to accept Town of Tremont Application dated 5/12/06 for Charlene Strauss to place 20 yards of rip rap on her property, seconded by Linda Graham. Motion passed 6-0.

D. Application submitted by W.A. Carsey for Bass Harbor Campground to replace 12 foot x 56 foot main bath house with 16 foot x 50 foot new facility with same number of fixtures adding a handicap bathroom. Property is located in the Residential/Business Zone on Map 2 Lot 7.

MOTION by Wayne Patton to accept Town of Tremont application for Bass Harbor Campground owner W.A. Carsey to replace bath house with a slightly smaller design with one extra plumbing fixture, dated 5/16/06, seconded by Linda Graham. Motion passed 6-0.

7. OLD BUSINESS

None

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

Planning Board member Rick Nickerson, also a member of the Zoning Advisory Committee showed the Board some proposed changes he had come up with for the Zoning Ordinance (see attached). Chairman George Urbanneck will discuss these with the CEO.

11. SET DATE FOR NEXT MEETING

June 13, 2006

12. ADJOURN

Respectfully Submitted
Heidi Farley

Chairman George Urbanneck