

PLANNING BOARD
REGULAR MEETING
TREMONT TOWN OFFICE
TUESDAY, AUGUST 28, 2007
6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, August 28, 2007 was called to order at 6:00 pm by Chairman George Urbanneck.

2. ROLL CALL

Chairman George Urbanneck, Planning Board members Wayne Patton, Linda Graham, Mike Ryan, Susan Snyder, Alden Gray and Recording Secretary Heidi Farley

Members of the public present were: John M. Lewis, Joanne Harper, Pamela Beam, Greg Johnston of Civil Engineering Services, inc. and Tamera Murphy.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES July 24, 2007

MOTION by Planning Board member Wayne Patton to accept minutes of July 24, 2007 with the addition of “existing vegetative” on page 2 of 3, third motion after 25’, seconded by Planning Board member Linda Graham. Motion passed 5-0-1. Planning Board member Susan Snyder abstained because she was not present at that meeting.

5. SUBDIVISIONS

A. Preliminary Plan Submission for a 3 lot subdivision by Civil Engineering Services for Martha and Steve Ulman. The property is located in the Harbor Shoreland zone on Map 4 lots 2 and 3.

Greg Johnston of Civil Engineering Services, inc. (CES) explained to the Board that that the land was originally 2 separate lots owned by the same people but in June 2007 were combined into one lot. Mr. Johnston explained that this is just a land division, no roads or construction and electricity is already in place.

MOTION by Planning Board member Wayne Patton to accept this application dated 8-13-07 for a 3 lot subdivision submitted by Greg Johnston of CES for Martha and Steve Ulman in the Harbor Shoreland Zone on map 4 lots 2 and 3 as a Minor Subdivision, seconded by Planning Board member Linda Graham. Motion passed 6-0.

Chairman George Urbanneck and the Planning Board went through the checklist for completeness of application.

MOTION by Planning Board member Wayne Patton to waive the statement of financial capability, # 31 on the checklist, seconded by Planning Board member Linda Graham. Motion passed 6-0.

Planning Board Chairman George Urbanneck asked if anyone had any comments or questions. There were none.

MOTION by Planning Board member Linda Graham to accept this application dated 8-13-07 for a 3 lot subdivision submitted by Greg Johnston of CES for Martha and Steve Ulman in the Harbor Shoreland Zone on map 4 lots 2 and 3 for preliminary completeness of application, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

Public Hearing will be on Tuesday, September 25, 2007 at 6 pm.

6. NEW BUSINESS

- A. Application submitted by Civil Engineering Services, Inc for Timothy Gott to construct a 16'x1800' road beginning at the end of existing road on Wade property and on properties owned by Jennifer Gott Gray and Melissa Gott. The property is located in the Residential Zone on map 5 lots 106 & 108 & map 7 lots 49 & 51.

Greg Johnston of CES told the Board that the road would be built 2 feet above grade to avoid blasting, there would be a 250' DEP buffer and is over 500' long. Chairman George Urbanneck went through the standards for a road in the Zoning Ordinance. Planning Board agrees that the application more than meets the standards.

MOTION by Planning Board member Wayne Patton to approve Town of Tremont road application for Michelle Gott, Melissa Gott and Jennifer Gott Gray dated August 22, 2007, seconded by Planning Board member Mike Ryan. Motion passed 6-0.

7. OLD BUSINESS

None

8. CEO ISSUES

None

9. NOTICES

None

10. OTHER

Resident John Lewis spoke to the Planning Board about the redemption center next to his house. His concern is that this is not a Home Occupation as described in Joanne Harpers permit, it is a commercial use. Planning Board member Alden Gray explained that a violation of a Home Occupation permit is a Code Enforcement issue and there is nothing the Planning Board can do.

MOTION by Planning Board member Alden Gray that complaint about Home Occupation violation by John Lewis be taken to CEO Millard Billings to deal with, seconded by Planning Board member Susan Snyder. Motion passed 6-0.

Next meeting will be on Tuesday, September 11, 2007.

11. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:55 pm, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

Respectfully Submitted
Heidi Farley

Chairman George Urbanneck