



Minutes

THE TREMONT PLANNING BOARD HELD THE FOLLOWING PUBLIC HEARINGS 6:00 PM TUESDAY, APRIL 14th, 2009 IN THE TREMONT TOWN OFFICE MEETING ROOM

Chairman George Urbanneck opened the Public Hearings at 6:00 PM.

Public Hearing #1: To receive public input concerning proposed amendments to the Tremont Zoning Ordinance recently mandated by State Law regarding Shoreland Zoning.

Chairman George Urbanneck asked if anyone had any comments or questions concerning the State Mandated changes to the Tremont Zoning Ordinance. There were none.

MOTION by Planning Board member Linda Graham to close first Public Hearing, seconded by Planning Board member Susan Snyder. Motion passed 7-0.

Public Hearing #2: To receive public input concerning a proposed amendment to the Tremont Zoning Ordinance adding outdoor lighting to the "Performance Standards" section.

Peter Lord gave a presentation of night sky pollution. Chairman George Urbanneck asked if anyone had any comments or concerns. Deputy CEO Carl Young told the Board that he received an e-mail from a resident in support of the proposed lighting ordinance amendment (see attached). Some residents expressed concerns about the recommended best practices portion and some of the wordage in the proposed amendment itself.

MOTION by Planning Board member Linda Graham to close second Public Hearing, seconded by Planning Board member Spencer Ervin. Motion passed 7-0.

REGULAR PLANNING BOARD MEETING TO FOLLOW

1. CALL TO ORDER

Chairman George Urbanneck opened the Planning Board meeting of Tuesday, April 14, 2009 to order immediately following public Hearings.

2. ROLL CALL

Chairman George Urbanneck, Planning Board member Wayne Patton, Mike Ryan, Linda Graham, Susan Snyder, Spencer Ervin, Alden Gray, CEO Millard Billings, Deputy CEO Carl Young and Recording Secretary Heidi Kelley.

Members of the public present were: Timothy Gott, Douglas Gott, Greg Johnston, Lester Closson, Beth Closson, Michael Murphy, John Gibbons, Margaret Hagerthy, Billy Richardson, Chris Eaton, Gilbert Dow, Ron Pomroy, David Thurlow, Charlie Dillon, Jim LaPrade, Robert Lee, Peter Lord, Scott Grierson, Fay Lawson and Laurie Schrieber from the Bar Harbor Times.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES (March 10th & 24th 2009)

MOTION by Planning Board member Mike Ryan to approve minutes of March 10, 2009 as written, seconded by Planning Board member Linda Graham. Motion passed 5-0-2. Planning Board members Susan Snyder and Alden Gray abstained because they were not at that meeting.

MOTION by Planning Board member Mike Ryan to approve minutes of March 24, 2009 as written, seconded by Planning Board member Linda Graham. Motion passed 6-0-1. Planning Board member Susan Snyder abstained because she was not at that meeting.

5. SUBDIVISIONS none

6. NEW BUSINESS none

7. OLD BUSINESS

A. Action on Public Hearing #1

MOTION by Planning Board member Spencer Ervin to accept Ordinance as written to be presented at Town Meeting, seconded by Planning Board member Linda Graham. Motion passed 7-0.

B. Action on Public Hearing #2

MOTION by Planning Board member Mike Ryan to postpone proposed Lighting Ordinance amendment until November, seconded by Planning Board member Susan Snyder.

Planning Board member Mike Ryan withdrew his motion and Planning Board member Susan Snyder withdrew her second.

MOTION by Planning Board member Mike Ryan to present Lighting Ordinance amendment at Town Meeting with amendments to add “or equal to” after greater than under requirements number 1, add “to article 2. requirements above” to number 3, exceptions, and place Recommended best practices as a note, seconded by Planning Board member Linda Graham. Motion passed 7-0.

C. Mandatory changes to Zoning Ordinance Map

Deputy CEO Carl Young explained that the Zoning Maps need to be updated to meet the State mandated laws and the State has given the Town until November 2009. If the Town Doesn't update the maps the State will impose a map on the Town.

8. CEO ISSUES

- A. Code Officer's request to review current commercial / industrial use at Map 2 Lot 2 at Bass Harbor, regarding the need for additional permitting.

Residents expressed concerns about rock crusher at Doug Gott & Sons gravel pit in Bass Harbor. Deputy CEO Carl Young explained that he has made two visits to the site and the rock crusher is a legal conforming use and saw no activities that are in violation of the Town of Tremont's Ordinance. Owners Doug and Timothy Gott discussed residents concerns with them.

Planning Board noted that this is a CEO Issue and not a Planning Board issue but were in general agreement that the current activities at the location did not constitute a change of use.

9. NOTICES none

10. OTHER

11. SET DATE FOR NEXT MEETING AND PUBLIC HEARINGS (April 28, 2009)

12. ADJOURN

Respectfully Submitted
Heidi Kelley
Recording Secretary

Chairman George Urbanneck