



**THE TREMONT PLANNING BOARD  
WILL HOLD A REGULAR SCHEDULED MEETING  
6:00 PM TUESDAY, August 11th, 2009  
IN THE TREMONT TOWN OFFICE MEETING ROOM**

1. CALL TO ORDER

Planning Board meeting of Tuesday, August 11, 2009 was called to order at 6 PM by Chairman George Urbanneck.

2. ROLL CALL

Chairman George Urbanneck, Planning Board member Wayne Patton, Linda Graham, Susan Snyder, **Deputy** CEO/Assessor Carl Young and Recording Secretary Heidi Kelley.

Planning Board member Spencer Ervin arrived at 6:10 PM.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. ELECTION OF OFFICERS

**MOTION** by Planning Board member Linda Graham to keep current officers as is because they are doing such a wonderful job, seconded by Planning Board member Susan Snyder. Motion passed 4-0.

5. APPROVAL OF MINUTES (July 14<sup>th</sup>, 2009)

**MOTION** by Planning Board member Linda Graham to approve minutes of July 14, 2009 as written, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

6. SUBDIVISIONS none

7. NEW BUSINESS

A. Review Building Permit & Flood Hazard Development Permit Applications submitted by G. F. Johnson Associates, agents for Rick & Debora Smith, for the construction of a 1,070 ft driveway and fire pond at 60 Latty Cove.

Greg Johnston of G.F. Johnston Associates representing applicants Rick & Debra Smith gave a brief presentation for the construction of a 1070 ft driveway and fire road at 60 Latty Cove.

Much discussion about the need for a right of way as described in the Tremont Zoning Ordinance for roads on privately owned land.

**MOTION** by Planning Board member George Urbanneck to find application, as defined in the ordinance, a road, and requires a 30 foot Right of Way, seconded by Planning Board member Linda Graham. Motion did not pass 1-4.

**MOTION** by Planning Board member Wayne Patton that application submitted by G.F. Johnston Associates for Rick and Debora Smith, is complete, seconded by Planning Board member Linda Graham. Motion passed 5-0.

**MOTION** by Planning Board member Wayne Patton to approve application submitted by G.F. Johnston Associates for Rick and Debora Smith, conditional upon pond standard notes on drawing, DEP permit and RPA standards, seconded by Planning Board member Linda Graham. Motion passed 5-0.

**MOTION** by Planning Board member Linda Graham that application meets 6 requirements in the Tremont Zoning Ordinance Section E, numbers 3 & 7 are non applicable, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

**MOTION** by Planning Board member Wayne Patton to accept Flood Hazard Development Permit as a minor permit, seconded by Planning Board member Linda Graham. Motion passed 5-0.

## 8. OLD BUSINESS

A. Review & Approve "Findings of Fact" regarding July 14<sup>th</sup> 2009 Board approval of application submitted by William & Irene Murphy for the demolition and relocation of a non-conforming storage shed.

**MOTION** by Planning Board member Linda Graham to approve Findings of Fact with punctuation change on the last page, seconded by Planning Board member Susan Graham. Motion passed 3-0-2. Planning Board members Spencer Ervin and George Urbanneck abstained because they were not at that meeting.

B. Review 15 July 2009 progress report submitted by Morris Holdings regarding permit conditions imposed by the Board for the construction of a boat maintenance and storage building at 4 Orchard Pond Way.

**MOTION** by Planning Board member Susan Snyder to direct Deputy CEO Carl Young to notify abutters and Selectmen that the Town has the soil test results submitted by Morris Holdings and are available at the Town Office, seconded by Planning Board member Linda Graham. Motion passed 5-0.

**MOTION** by Planning Board member Linda Graham to hire an individual person come to the Board to explain the results.

Motion died for lack of a second.

## 9. CEO ISSUES

~~Deputy~~ CEO Carl Young explained to the Board that the revised Shoreland Zoning Map should be ready for the September 15, 2009 special Town Meeting. Board agreed to go ahead with just the map and no Ordinance changes at this time.

Planning Board agreed to have a workshop on Tuesday, August 18, 2009 at 6 PM and a Public Hearing on Tuesday September 1, 2009 concerning State mandated changes to Shoreland Zoning map.

**MOTION** by Planning Board member Linda Graham to direct ~~Deputy~~ CEO Carl Young to send notices to the paper for public hearing on September 1, 2009 and Special Town meeting on September 15, 2009 concerning State Mandated revisions to the Shoreland Zoning map, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

10. NOTICES none

11. OTHER

12. SET DATE FOR NEXT MEETING Workshop August 18<sup>th</sup>, 2009, meeting August 25th, 2009 and public hearing September 1, 2009.

13. ADJOURN

**MOTION** by Planning Board member Linda Graham to adjourn meeting at 7:20 PM, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

Respectfully submitted  
Heidi Kelley  
Recording Secretary

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Chairman George Urbanneck