



MINUTES

**THE TREMONT PLANNING BOARD WILL HOLD
THE FOLLOWING PUBLIC HEARINGS
6:00 PM TUESDAY, MARCH 24, 2009
IN THE TREMONT TOWN OFFICE MEETING ROOM**

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

Rescheduled for April 14th

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

Rescheduled for April 14th

REGULAR PLANNING BOARD MEETING TO FOLLOW

1. CALL TO ORDER

Chairman George Urbanneck opened the Planning Board meeting of Tuesday, March 24, 2008 at 6 PM.

2. ROLL CALL

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

Members of the public present were: CES Representative Noel Musson, Morris Yacht representatives Jeff Toman and Will Ratcliff, Laurie Schrieber from the Bar Harbor Times, Resident and abutter Frank Keenan.

Planning Board member Alden Gray recused himself and left the meeting due to conflict of interest, he is employed by Morris Yachts.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES (March 10, 2009)

Minutes were not addressed.

5. SUBDIVISIONS

None

6. NEW BUSINESS

A. Morris Holdings LLC Application for change of use, Map 005 Lot 019-02 dated 18 February 2009

Noel Musson Representing CES reported that no site plan changes are proposed. Buffering on bldg 1, adding a wooden fence to meet requirement for old permit in 1991. Passed out site plan where fence will be (see attached) Deputy CEO Carl young highlighted zoning requirements for Planning Board to review (see attached). Maine State plumbing Code need DOT permit and will need plumbing permit first.

Abutter Frank Keenan asked why they have never done what they were supposed to do, now fixing 18 yr old violation. Nobody in Town to enforce their violations, need definitive list of what they can do and not do. Abutter Frank Keenan Extremely upset and vocal.

Deputy CEO Carl Young explained that the Town Residents and the State Legislature limit the authority and jurisdiction of the CEO and the Planning Board. Their authority to act is set by the taxpayers. He also indicated that abutter feedback is a very important part of the process.

Board and Town very reluctant to write up a boat repair ordinance and monitor everything.

The Board would like the applicant to place a solid wooden stockade fence 8 feet high 15 feet on southerly side of building towards rte 102.

Chairman George Urbanneck reviewed CEO findings that the use was permitted by Ordinance within the Zone and that the use was consistent with the current Comprehensive Plan.

C. Young, Deputy CEO indicated his initial review if the applicant's Plumbing Plan conformed to applicable State & Local Codes.

MOTION by Planning Board member Mike Ryan to approve change of use for Morris Holdings LLC dated Feb. 18 2009 from boat storage to boat storage and repair with condition of stockade fence to extend 15' Souththerly of the western side of building one, seconded by Planning Board member Wayne Patton. Motion passed 4-0-1. Planning Board member Linda Graham voting against.

7. OLD BUSINESS

A. Action on Public Hearing #1

MOTION by Planning Board member Linda Graham to forward proposed Zoning Ordinance amendments to selectmen, seconded by Planning Board member Mike Ryan. Motion passed 5-0.

B. Action on Public Hearing #2

MOTION by Planning Board member Mike Ryan to forward proposed lighting ordinance to the Selectmen before their meeting on April 6, 2009 second by Planning Board member Wayne Patton. Motion passed 5-0.

MOTION by Planning Board member Linda Graham to hold a Public Hearing for proposed zoning ordinance changes on Tuesday, April 14, 2009, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

8. CEO ISSUES

The Town has purchased a new laptop that the Planning Board can use. The Board can use the laptop to project maps, surveys and subdivisions. Deputy CEO Carl Young apologized to the Board for not posting the Public Hearings twice in the newspaper. Mr. Young also reported that the DEP will not approve Tremont's Zoning Map as is and that we must have the updated zoning map completed by November or the State will impose their map on the Town. The High Value Freshwater wetlands at the Ponds were never mapped to show their correct buffer zones. Board requests that the CEO ask DEP for an opinion as to location of Resource Protection Zones at the Ponds first before Planning Board continues review (at a small scale if possible)

9. NOTICES

None

10. OTHER

None

11. SET DATE FOR NEXT MEETING AND PUBLIC HEARINGS (April 14, 2009)

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 7:10 pm seconded by planning board member Mike Ryan motion passed 5-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman George Urbanneck