



**THE TREMONT PLANNING BOARD
WILL HOLD A REGULAR SCHEDULED MEETING
6:00 PM TUESDAY, MAY 19th, 2009
IN THE TREMONT TOWN OFFICE MEETING ROOM**

1. CALL TO ORDER

Planning Board meeting of Tuesday, May 19th, 2009 was called to order at 6:00 PM by Chairman George Urbanneck.

2. ROLL CALL

Chairman George Urbanneck, Planning Board member Wayne Patton, Mike Ryan, Linda Graham, Spencer Ervin, Town Manager Millard Billings, Deputy CEO Carl Young and Recording Secretary Heidi Kelley. Planning Board member Susan Snyder arrived at 6:06 PM.

Members of the public present were: Residents David Eddison, Wayne Davis, Janice Beal, Karen Godbout, Richard Montabano, DOT Representative Rick Dubois, Island Explorer Representative Cori Mitchell, Morris Yachts Representatives Cuyler Morris and Will Ratcliff.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES (April 14th 2009)

MOTION by Planning Board member Mike Ryan to approve minutes of April 14, 2009 with name correction from Farley to Kelley on page two, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

5. SUBDIVISIONS none

6. NEW BUSINESS

A. Building Permit Application submitted by Mr. Wayne Davis for float & ramp at 228 Clark Point Road.

Applicant Wayne Davis explained that he would like to construct a 40' ramp with a 16'x24' float attached. The Harbor Committee has given their approval.

MOTION by Planning Board member Wayne Patton to accept Town of Tremont application dated April 27, 2009, submitted by Wayne and Robert Davis to construct a 40' ramp and a 16'x24'x4' wide ramp, conditional upon Army Corp of Engineers, seconded by Planning Board member Linda Graham. Motion passed 6-0.

B. Flood Hazard Permit Application submitted by Mr. Wayne Davis for placement of a float & ramp at 228 Clark Point Road

MOTION by Planning Board member Wayne Patton to accept Town of Tremont Flood Hazard Development Permit application submitted by Wayne Davis for a Ramp and Float, conditional upon Army Corp of Engineers, seconded by Planning Board member Linda Graham. Motion passed 6-0.

C. Building Permit Application submitted by David & Sheila Eddison for construction of a service road at 1662 Tremont Road.

MOTION by Planning Board member Wayne Patton that a permit for Bangor Hydro ROW for utility pole access does not need a permit from the Town, seconded by Planning Board member Mike Ryan. Motion passed 6-0.

D. Building Permit Application submitted by the State Department of Transportation to expand upper Ferry Terminal parking lot in Bass Harbor.

DOT Representative Rick Dubois explained the application for expanding the upper parking lot at the Ferry Terminal to create a loop so the Island Explorer buses won't have to back up.

One abutter expressed concerns of misuse by kids. Another abutter concerned with privacy.

Much discussion about whether the application is for a road or a parking lot. Planning Board would like to see a drawing of proposed project with 15' setbacks if project is a parking lot or 6' setbacks if a road. If the project is a parking lot the Board needs lighting and buffering plans.

MOTION by Planning Board member Linda Graham to table this application, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

E. Building Permit Application submitted by the Town of Tremont to construct a fish ladder and repair the existing Seal Cove Pond Dam adjacent to the Tremont Road in Seal Cove.

Town Manager Millard Billings explained that the current Dam/Fishway is in disrepair and that the Town has received a NRCS grant to redo the Dam/Fishway at Seal Cove.

MOTION by Planning Board member Mike Ryan to approve application dated May 12, 2009 submitted by Town Manager Millard Billings for the Town of Tremont to construct a fish ladder and repair existing Dam at Seal Cove, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

F. Building Permit Application submitted by Mr. W.A. Carsey for the construction of (2) new cabins at the Bass Harbor Campground.

After much discussion as to whether Mr. Carsey has enough acreage for two more cabins, Mr. Carsey withdrew his application.

7. OLD BUSINESS

A. Review / discussion concerning possible amendment, submitted by Ms. Emma Mitchell, to existing permit for construction of a dwelling at 11 Shore Road on Map 12 Lot 76 in Bass Harbor.

Ms Mitchell has withdrawn current application and will be reapplying.

8. CEO ISSUES

Deputy CEO Carl Young told the Board that he is currently paragraphing the Zoning Ordinance and will have it done shortly and sent to the proper authorities. Mr. Young also told the Board that at the next meeting there will be an application for a cell tower.

9. NOTICES none

10. OTHER none

11. SET DATE FOR NEXT MEETING June 2, 2009

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 8:10 PM, seconded by Planning Board member Mike Ryan. Motion passed 6-0.

Respectfully submitted
Recording Secretary
Heidi Kelley

Chairman George Urbanneck