



PLANNING BOARD REGULAR MEETING MINUTES
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY OCTOBER 13, 2009 AT 6:00 PM

1. CALL TO ORDER 6:04 PM, Wayne Patton Vice Chair acting Chairman
2. ROLL CALL L Acting Chairman Wayne Patton, Linda Graham, Spencer Ervin, Mike Ryan, Code Enforcement Officer Carl Young.

ABSENT MEMBERS: Chairman George Urbanneck, Alden Gray, Susan Snyder

MEMBERS OF THE PUBLIC IN ATTENDANCE: Danielle Gray, W. Austin Ward, Steve Ward, Pamela Cleaves, Allison Ingalls, Jean Crockett, Dean H. Ingalls.

3. ADJUSTMENTS/ADOPTION OF AGENDA

4. APPROVAL OF MINUTES August 25, 2009, Motion by Spencer Ervin Second by Mike Ryan Motion carried 4-0 by show of hands

September 1, 2009, Motion by Linda Graham Second by Mike Ryan Motion carried 2-0-2 by show of hands Spencer Ervin & Wayne Patton abstaining as they did not attend the meeting on 1 September 2009.

5. SUBDIVISIONS None

6. NEW BUSINESS

A. Application submitted by William A. Ward to construct a 20' x 38' concrete apron in front of garage bays and to construct a 22' x 45' Garage. Property is located in the Residential/Business Zone on Map 7 Lot 22.

Board reviewed the Draft Findings of Fact, Motion by Mike Ryan Second by Spencer Ervin to consider the application complete, Motion carried 4-0 by show of hands

Mr. Ward requested that the apron not be considered a structure.

Mr. Ward Requested that a permit not be needed for the placement of concrete for the aprons and that an after-the-fact permit not be needed because he has not commenced construction.

Motion by Mike Ryan Second by Linda Graham that the apron is not a structure by Ordinance definition Motion carried 4-0 by show of hands

Motion by Mike Ryan Second by Linda Graham that the construction of the truck bay has commenced and an after-the-fact permit is applicable Motion failed 0-4 by show of hands.

Motion by Spencer Ervin Second by Linda Graham that the proposed construction meets the Land Use Standards Motion carried 4-0 by show of hands

Motion by Spencer Ervin Second by Mike Ryan that the proposed construction conforms to lot area requirements. Motion carried 4-0 by show of hands.

Review of property line locations and the ROW at the rear of the proposed truck bay.
Applicant: Mr. Ward contends that his proposed building will be in conformance with all set back requirements.

Abutters Pamila Cleaves, Allison Ingalls & Jean Crockett contend that the property line is not as shown on the application and that there is not 25' from the rear of the proposed structure to the property line.

Motion by Mike Ryan Second by Linda Graham that the applicant has provided insufficient proof that the proposed construction will conform to the rear set back requirement of 25 feet and more information is requested, Motion carried 4-0 by show of hands.

Motion by Mike Ryan Second by Linda Graham that the Erosion Control Standards have been met, Motion carried 4-0 by show of hands.

Abutters expressed concern over junk piled behind the existing garage.

Abutters requested that the commercial traffic associated with the new construction not be permitted to use the Private Drive know as Bubbas Way.

Motion by Linda Graham Second by Mike Ryan to table the application due to insufficient proof provided by the applicant that the construction will conform to the rear property line set back, Motion carried 4-0 by show of hands

7. OLD BUSINESS

A. Review and approve Findings of Fact concerning a Building & Flood Hazard permit applications submitted by G.F. Johnston Associates, agents for Rick & Debora Smith for construction of a 1,070 ft road and fire pond.

Motion by Linda Graham Second by Spencer Ervin to approve the Findings of Facts, Motion carried 4-0-1 by show of hands. One member abstained as they did not vote on the Smith permit.

8. CEO ISSUES:

A. State DEP Letter Dated 1 October 2009

9. NOTICES

10. OTHER:

A. State Board of Licensure for Professional Engineers Letter Dated 25 August 2009

- B. October 29, 2009 HCPC Workshop & Dinner
- C. Intent to Harvest Department of Conservation Notifications

- 11. SET DATE FOR NEXT MEETING October 20, 2009
Motion by Mike Ryan Second by Wayne Patton to move next Regular meeting up to 20 October 2009.
- 12. ADJOURN

Respectfully submitted: Carl R. Young, Code Enforcement Officer

Signed 20 October 2009, George Urbanneck Chairman