



MINUTES  
PLANNING BOARD REGULAR MEETING & PUBLIC HEARING  
TREMONT TOWN OFFICE MEETING ROOM  
TUESDAY, JANUARY 26, 2010 6:00 PM

1. CALL TO ORDER: 6:10 PM

2. ROLL CALL

Members in attendance, Linda Graham, Spencer Ervin, Wayne Patton (acting Chairman), Alden Gray & Susan Snyder

Public in attendance: Carl Young, Caleb Graham, Chris Dougherty, Jean Beaulieu, Jim La Prade, Gus Young, Laurie Schreiber

3. ADJUSTMENTS/ADOPTION OF AGENDA (no adjustments)

4. APPROVAL OF MINUTES: November 24, 2009

Motion by Linda Graham, to approve the minutes as written, Seconded by Susan Snyder, Motion carried by a show of hands 4 yes Alden Gray abstaining.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness a Building Permit Application submitted by Jean Beaulieu, of Classic Boat Shop, for the construction of a 5,000 square foot Boat Shop at 369 Tremont Road.

Motion by Linda Graham, to find the subject application complete, Seconded by Susan Snyder, Motion carried 5 yes 0 no by a show of hands.

Motion by Susan Snyder, to open the Public Hearing, Seconded by Linda Graham, Motion carried 5 yes 0 no by a show of hands.

B. Public Hearing to receive public input concerning the Building Permit Application submitted by Jean Beaulieu, of Classic Boat Shop, for the construction of a 5,000 square foot Boat Shop at 369 Tremont Road.

The Board reviewed all documentation presented.

The applicant explained the purpose of the project and answered all questions presented by the Board

Abutter Chris Dougherty expressed her concerns that the lighting, vehicle access and any requirements of the Fire Department be addressed. Chris indicated that she had no objection to the proposed project.

Motion by Linda Graham, to close Public Hearing, Seconded by Susan Snyder, Motion carried 5 yes 0 no by a show of hands.

C. Action on Public Hearing

Complete review by Board of application and (DRAFT) Findings of Fact.

Spencer Ervin questioned and confirmed the lot coverage. Board confirmed the east boundary to be 140ft.

Motion by Spencer Ervin to approve the application without special conditions Seconded by Alden Gray Motion carried 5 to 0 by a show of hands.

D. Discussions with Zoning Ordinance Advisory Committee regarding future Zoning Ordinance Amendments. See Item 7A

7. OLD BUSINESS:

A. Review / develop list of possible areas of Zoning Ordinance requiring clarification or amendment.

Much discussion concerning what proposed Zoning Ordinance might be presented to the voters in May.

ZOAC Members Gus Young & Jim La Prade expressed their willingness to undertake efforts to review the list of DRAFT Ordinance Amendments and report their findings and recommendations to the Board.

Much discussion concerning prioritizing the proposed changes and the time frame for submitting them to Town Meeting. Board member Susan Snyder recommended that the Board process some of the more simple grammatical changes and ask the ZOAC to tackle the larger more complex changes.

Considerable discussion regarding individual proposed Zoning Ordinance concerns there need and possible impacts.

Board member Alden Gray expressed concern that any sizeable change to the Ordinance would require more time than is available prior to the May Town Meeting.

Motion by Susan Snyder, to refer the review of the light and heavy industrial uses to the Comp-Plan Committee, Second by Linda Graham vote 5 yes 0 no by show of hands. CEO directed to send letter to Comp-Plan Committee.

The Board expressed their general agreement that the ZOAC should be asked to review the list of possible Zoning Ordinance concerns and report back to the Board their findings and opinion.

B. Discuss Planning Board Permit review procedures regarding Public Hearings.

Motion by Linda Graham, to continue to use new agenda format for the review of permit applications, Seconded by Spencer Ervin Motion not voted upon

8. CEO ISSUES: New Zoning Map to be completed by Aerial Survey Inc. within the next couple of weeks.

9. NOTICES:

10. OTHER:

11. SET DATE FOR NEXT MEETING: February 9, 2010

12. ADJOURN

Motion by Linda seconded by Alden