



MINUTES
PLANNING BOARD REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, MARCH 9, 2010 6:00 PM

1. CALL TO ORDER 6:14

2. ROLL CALL:

Planning Board: Wayne Patton acting Chairman, Linda Graham, Mike Ryan, Alden Gray & Spencer Ervin

The public: Carl Young CEO, Dean Ingalls, Allison Ingalls, (Press) Laurie Schreiber, Carlton Johnson
ZOAC Members Gus Young, Mel Atherton, Kevin Buck & Phyllis Adams

3. ADJUSTMENTS/ADOPTION OF AGENDA

4. APPROVAL OF MINUTES: February 23rd, 2009

Motion by Mike Ryan to accept the minutes as written Second by Linda Graham.

Motion passed by a show of hands 3 to 0 with Alden Gray abstaining.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review proposed Zoning Ordinance amendments regarding junk yards and automobile graveyards.

An updated draft proposal was presented by Mr. & Mrs. Ingalls.

The draft was review and minor changes made.

This item was tabled while the Code Officer completed a new draft of the proposed amendment and the Board continued with the next agenda item.

7. OLD BUSINESS:

A. Report from and discussions with Zoning Ordinance Advisory Committee concerning proposed Zoning Ordinance Amendments.

The ZOAC presented several recommended changes to Section IV including:

The addition of Single Family Residential uses to the Residential Zones

The replacement of the word permitted with allowed in Section IV.

A reorganization of the allowed and prohibited uses listed in most zones (format change only)

The removal of the requirement that the one residential accessory use allowed in the CFMA and Harbor Shoreland Zone be used by owners and or employees.

Discussions continued regarding the possible need to prohibit commercial transient lodging as an accessory use in the harbor area. The Planning Board & ZOAC and the public in attendance discussed this topic at length.

An addition was also proposed to the Definitions Section adding two specific dictionaries that are to be used as references when a definition does not exist in the ordinance.

The Code Officer amended the proposed Ordinance Changes as they were made by the Board. The ZOAC Members concurred with the changes made by the Planning Board.

6A The Board returned to tabled item 6A.

Final changes were made to the proposed amendments to the Zoning Ordinance regarding Junkyards & Automobile Graveyards.

8. CEO ISSUES: Possible need to vote new Chairman. Board referred to the Boards By-Laws and indicated their intentions to continue to have the Vice-Chairman act as Chairman in the absence of the Chairman.

9. NOTICES: None

A. Set date (30 March 2010) for public hearing regarding proposed Zoning Ordinance amendments presented by the Zoning Ordinance Advisory Committee and Mr. & Mrs. Ingalls. Motion by Mike Ryan to set the date for public hearings for 30 March 2010 seconded by Linda Graham. Motion passed by a show of hands 5 to 0.

10. OTHER:

11. SET DATE FOR NEXT MEETING: March 23rd, 2010

12. ADJOURN: 9:30 Motion by Linda Graham Seconded by Alden Gray Motion passes by a show of hands 5 to 0