



**PUBLIC NOTICE**  
**PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING**  
**TREMONT TOWN OFFICE MEETING ROOM**  
**TUESDAY, MARCH 23, 2010 6:00 PM**

1. **CALL TO ORDER**

Planning Board meeting of Tuesday, March 23, 2010 was called to order at 6:10 PM by Vice Chairman Wayne Patton.

2. **ROLL CALL**

Vice Chairman Wayne Patton, Planning Board member Linda Graham, Mike Ryan, Susan Snyder, CEO Carl Young and Recording Secretary Heidi Kelley.

Planning Board member Spencer Ervin arrived at 6:43 PM.

Members of the Public present were: Resident Everett Hamblen, Robert and Judy Cousins, Congregational Church representative Roland Stanley.

3. **ADJUSTMENTS/ADOPTION OF AGENDA**

None

4. **APPROVAL OF MINUTES:** March 9th, 2009

**MOTION** by Planning Board member Linda Graham to approve minutes of March 9, 2010 as written, seconded by Planning Board member Mike Ryan. Motion passed 3-0-1. Planning Board member Susan Snyder abstained because she was not present at that meeting.

5. **SUBDIVISIONS:** None

6. **NEW BUSINESS:**

A. Review for completeness a Building Permit Application submitted by Robert & Judy Cousins to expand their living room with solar windows and add a dustpan to their residence and business located at 45 Harbor Dr.

**MOTION** by Planning Board member Mike Ryan that application submitted by Robert and Judy Cousins is complete, seconded by Planning Board member Linda Graham. Motion passed 4-0.

B. Public Hearing to receive public input concerning item (A).

Robert Cousins explained that greenhouse/living room will follow property line, will only be going up four feet from current height and will be for residential use.

Vice Chairman Wayne Patton closed public hearing.

### C. Action on Public Hearing

Planning Board action on TZO Section VIII.E.1.a.

1. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 1, seconded by Planning Board member Linda Graham. Motion passed 5-0.
2. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 2, seconded by Planning Board member Linda Graham. Motion passed 5-0.
3. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 3, seconded by Planning Board member Linda Graham. Motion passed 5-0.
4. **MOTION** by Planning Board member Susan Snyder that application meets requirements set fourth in question 4, seconded by Planning Board member Mike Ryan. Motion passed 5-0.
5. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 5, seconded by Planning Board member Linda Graham. Motion passed 5-0.
6. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 6, seconded by Planning Board member Mike Ryan. Motion passed 5-0.
7. **MOTION** by Planning Board member Susan Snyder that application meets requirements set fourth in question 7, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.
8. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 8, seconded by Planning Board member Mike Ryan. Motion passed 5-0.

**MOTION** by Planning Board member Mike Ryan to approve application dated 3/8/2010 by Robert and Judy Cousins to expand their living room, fix roof and construct a dustpan as accessory use to property and to be used as a residence for their family and restaurant employees, seconded by Planning Board member Linda Graham. Motion passed 5-0.

D. Review for completeness a Building Permit Application submitted by The Tremont Congregational Church to change the use of, and construct a church parking lot, at 369 Tremont Road, currently a single family residence.

Planning Board member Linda Graham recused herself because she is a member of the congregation of the church.

Planning Board went through list of criteria for application

**MOTION** by Planning Board member Spencer Ervin that application submitted by Tremont Congregational Church is complete, seconded by Planning Board member Mike Ryan. Motion passed 4-0.

E. Public Hearing to receive public input concerning item (D).

Abutter Everett Hamblen raised some concerns about a culvert on the property and water drainage.

**MOTION** by Planning Board member Mike Ryan to close public hearing, seconded by Planning Board member Susan Snyder. Motion passed 4-0.

F. Action on Public Hearing

Planning Board action on TZO Section VIII.E.1.a.

1. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 1, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.
2. **MOTION** by Planning Board member Spencer Ervin that application meets requirements set fourth in question 2, seconded by Planning Board member Susan Snyder Motion passed 4-0.
3. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 3, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.
4. **MOTION** by Planning Board member Susan Snyder that application meets requirements set fourth in question 4, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.
5. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 5, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.
6. **MOTION** by Planning Board member Susan Snyder that application meets requirements set fourth in question 6, seconded by Planning Board member Mike Ryan. Motion passed 4-0.
7. **MOTION** by Planning Board member Susan Snyder that application meets requirements set fourth in question 7, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

8. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 8, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

**MOTION** by Planning Board member Mike Ryan to approve application dated 3/12/2010 for the Tremont Congregational Church to construct a parking lot on plans submitted conditional upon removal of existing culvert on southeast side to be replaced with a swale and maintained by the church, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

**MOTION** by Planning Board member Mike Ryan for a change of use on this property from residential to institutional parking, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

G. Review for completeness a Building Permit Application submitted by Eden Builders, agent for Alan & Jeanette Feuer, to reconfigure existing patios at their home and bed & breakfast 79 Ann's Point Road.

Planning Board went through list of criteria for application

**MOTION** by Planning Board member Linda Graham that the application submitted by Eden Builders for Alan and Jeanette Feuer is complete, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

H. Public Hearing to receive public input concerning item (G).

No public input.

Vice Chairman Wayne Patton declared public hearing closed.

I. Action on Public Hearing

**MOTION** by Planning Board member Mike Ryan that application meets structure, setback and performance standards, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

Planning Board action on TZO Section VIII.E.1.a.

1. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 1, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.
2. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 2, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.
3. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 3, seconded by Planning Board member Mike Ryan. Motion passed 5-0.

4. **MOTION** by Planning Board member Mike Ryan that application meets requirements set fourth in question 4, seconded by Planning Board member Linda Graham. Motion passed 5-0.
5. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 5, seconded by Planning Board member Susan Snyder. Motion passed 5-0.
6. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 6, seconded by Planning Board member Mike Ryan. Motion passed 5-0.
7. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 7, seconded by Planning Board member Susan Snyder. Motion passed 5-0.
8. **MOTION** by Planning Board member Linda Graham that application meets requirements set fourth in question 8, seconded by Planning Board member Mike Ryan. Motion passed 5-0.

**MOTION** by Planning Board member Mike Ryan to approve application dated 3/12/2010 submitted by Eden Builders agent for Alan and Jeanette Feuer to remove existing patios and replace with 2 stone patios and one wooden patio, seconded by Planning Board member Linda Graham. Motion passed 5-0.

7. OLD BUSINESS:

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

Zoning Ordinance Advisory Committee members Phyllis Adams and Kevin Buck gave a report of what they have been working on and what they would like to work on in the future (see attached).

**MOTION** by Planning Board member Spencer Ervin to accept report and recommendations from Zoning Ordinance Advisory Committee, seconded by Planning Board member Mike Ryan. Motion passed 5-0.

8. CEO ISSUES: Planning Board 2009 Town Report

Planning Board Secretary Mike Ryan will write something up and submit it for the Town Report.

9. NOTICES:

10. OTHER:

**MOTION** by Planning Board member Linda Graham to appoint Vice Chairman Wayne Patton as Chairman of the Planning Board, seconded by Planning Board member Mike Ryan. Motion passed 4-1-0. Vice Chairman Wayne Patton opposed.

11. SET DATE FOR NEXT MEETING: March 30th, 2010

12. ADJOURN

**MOTION** by Planning Board member Linda Graham to adjourn at 9:15 PM, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

Respectfully submitted  
Heidi Kelley  
Recording Secretary

---

Vice Chairman Wayne Patton