



PUBLIC NOTICE & AGENDA
PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, JUNE 29TH, 2010 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, June 29, 2010 was opened at 6 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Wayne Patton, Linda Graham, Spencer Ervin, Gus Young, CEO Carl Young and Recording Secretary Heidi Kelley.

Members of the public present were: Residents Russell Timmons, Margaret Bailey, Margery and Kevin Buck.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: 15 June 2010

MOTION by Planning Board member Spencer Ervin to discuss minutes of June 15, 2010, seconded by Planning Board member Linda Graham. Motion passed 5-0.

MOTION by Planning Board member Mike Ryan to amend minutes of June 15, 2010, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

MOTION by Planning Board member Linda Graham to approve amended minutes of June 15, 2010, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness a Building Permit Application submitted by Margaret Bailey, agent for Robin D. Butler, to operate a Home Occupation Business on property located at 1500 Tremont Road.

Planning Board reviewed application criteria.

MOTION by Planning Board member Linda Graham to accept application dated 6/24/2010, submitted by Margaret Bailey, agent for Robin D Butler as being complete, seconded by Planning Board member Gus Young. Motion passed 5-0.

MOTION by Planning Board member Linda Graham that application submitted by Margaret Bailey agent for Robin D. Butler, meets the Home Occupation definition and Zone requirements suitable for Land Use standards, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

MOTION by Planning Board member Linda Graham that application submitted by Margaret Bailey, agent for Robin D. Butler, dated 06/24/2010 conforms to Comprehensive Plan, seconded by Planning Board member Gus Young. Motion passed 5-0.

MOTION by Planning Board member Linda Graham that Application submitted by Margaret Bailey, agent for Robin D. Butler, dated 06/24/2010 shows adequate evidence of parking requirements for a Home Occupation, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

MOTION by Planning Board member Wayne Patton that application submitted by Margaret Bailey, agent for Robin D. Butler, dated 06/24/2010 meets the 8 requirements in section 8.E.1. of the Tremont Zoning Ordinance, seconded by Planning Board member Gus Young. Motion passed 5-0.

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

Chairman Mike Ryan opened public hearing at 6:20 PM.

Chairman Mike Ryan Closed public Hearing at 6:22 PM

C. Action on Public Hearing

MOTION by Planning Board member Spencer Ervin that application submitted by Margaret Bailey, agent for Robin D. Butler, dated 06/24/2010 for a Home Occupation at 1500 Tremont Road in Seal Cove be accepted at this Hearing on 06/29/2010, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

D. Review for completeness a Building Permit Application submitted by Kevin & Margery Buck to demolish the existing structures and construct a single family dwelling on property located at 11 Shore Road.

Planning Board reviewed application criteria.

Applicant Kevin Buck told the Board that the length is 56' not 58' as stated on the application.

MOTION by Planning Board member Wayne Patton that the Town of Tremont application dated 06/16/2010 submitted by Kevin and Margery Buck is complete and ready for review, seconded by Planning Board member Linda Graham. Motion passed 5-0.

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

Chairman Mike Ryan opened public hearing at 6:35 PM

Abutter Russell Timmons asked if the 20' height requirement will be adhered to. Planning Board assured him it would be.

Chairman Mike Ryan Closed public Hearing at 6:40 PM.

Planning Board member Gus Young excused himself from the meeting and left.

F. Action on Public Hearing

MOTION by Planning Board member Linda Graham that Application submitted by Kevin and Margery Buck dated 06/16/2010 fits the definition of non conforming conditions for lot, structure and use, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

MOTION by Planning Board member Linda Graham that Application submitted by Kevin and Margery Buck dated 06/16/2010 fits non conforming performance standards, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

MOTION by Planning Board member Wayne Patton that Application submitted by Kevin and Margery Buck dated 06/16/2010 adheres to erosion sediment control standards, seconded by Planning Board member Linda Graham. Motion passed 4-0.

MOTION by Planning Board member Wayne Patton that Application submitted by Kevin and Margery Buck dated 06/16/2010 meets the 8 requirements in section 8.E. 1 of the Tremont Zoning Ordinance, seconded by Planning Board member Linda Graham. Motion passed 4-0.

MOTION by Planning Board member Wayne Patton that Application submitted by Kevin and Margery Buck dated 06/16/2010 be approved for demolition and construction, seconded by Planning Board member Linda Graham. Motion passed 4-0.

MOTION by Planning Board member Spencer Ervin to reopen discussion on Kevin and Margery Buck application, seconded by Planning Board member Linda Graham. Motion passed 4-0.

MOTION by Planning Board member Wayne Patton to amend previous motion to include that the new structure will not exceed 20', seconded by Planning Board member Linda Graham. Motion passed 4-0.

7. OLD BUSINESS:

A. Review 15 June 2010 Findings of Facts regarding the Planning Board approval of Minor Flood Hazard Area Development Permit & Building Permit Applications, submitted by mark Webber, to construct steep slope shore access stairs on property located at 44 Clark Point Road..

MOTION by Planning Board member Spencer Ervin to adopt the Official record of Notification concerning approval of Minor Flood Hazard Development Permit and Building Permit for Mark Webber, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

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

Zoning Ordinance Advisory Committee unable to attend.

8. CEO ISSUES:

CEO Carl Young reported that he has forwarded a memorandum to the Selectmen concerning newly elected officials. CEO Carl Young relayed an e-mail from HCPC and the Chairman of the Comprehensive Plan Committee thanking the Planning Board for their help with the recent comp plan meeting.

CEO Carl Young reported that he has checked on the Cell Tower construction site and it meets all requirements.

9. NOTICES:

None

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: July 13, 2010

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:50 PM, seconded by Planning Board member Wayne Patton. Motion passed 4-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan