



PUBLIC NOTICE & AGENDA  
PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING  
TREMONT TOWN OFFICE MEETING ROOM  
TUESDAY, MARCH 8TH, 6:00 PM

Public Hearings: (3)

- (1). Shoreland Zoning Map Changes per DEP: 10 locations as depicted on Maps

Planning Board Chairman Mike Ryan opened public hearing number one at 6:04 PM.

CEO Carl Young showed a power point presentation of proposed DEP mandated changes. Planning Board and CEO answered questions and concerns.

Planning Board Chairman Mike Ryan closed public hearing number one at 6:51 PM.

- (2). TZO Section IV, A. General Zone Standards, b. Commercial towers shall be restricted to a height of ~~100~~<sup>2</sup> one hundred twenty-five (125) feet from the original grade. (Note: This will make this section match the new tower section V. G. Communications Towers)

Planning Board Chairman Mike Ryan opened public hearing number two at 6:51 PM.

Planning Board and CEO answered questions and concerns.

Planning Board Chairman Mike Ryan closed public hearing number two at 6:54 PM.

- (3). Amend the wording in TZO Section III Zones and the Zoning Map paragraph D Zone Criteria as follows:

Planning Board Chairman Mike Ryan opened public hearing number three at 6:54 PM.

Planning Board and CEO answered questions and concerns.

3. Harbor Shoreland Zone Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, where the existing predominant pattern is a mixture of maritime and non-maritime uses and commercial and residential uses.
4. Commercial Fishery/Maritime Activity Shoreland Zone (CFMA Zone) Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, where the existing predominant pattern of development is commercial fishing and other maritime activities and contains areas which are suitable for functionally water-dependent uses.
5. Limited Residential Shoreland Zone Areas within 250 feet, horizontal distance, of the shoreline, including those additional adjacent areas as approved by majority vote at Town Meeting, on

shoreline of water bodies and wetlands where the existing pattern of development is low density residential with some home occupation.

Planning Board Chairman Mike Ryan closed public hearing number three at 6:56 PM

1. CALL TO ORDER

Chairman Mike Ryan called the Planning Board meeting of Tuesday, March 8, 2011 to order at 6:58 PM.

2. ROLL CALL

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

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: February 8<sup>th</sup>, 2010

**MOTION** by Planning Board member Linda Graham to approve minutes of February 8, 2011 as written, seconded by Planning Board member Wayne Patton. Motion passed 5-0-1. Planning Board member Gus Young abstained because he was not at that meeting.

5. SUBDIVISIONS:

A. Public Hearing regarding a request submitted by Mr. David Elliott for the Board to review and accept an Amended Plan for Nutter Point Subdivision, adding .9 acres to Lot A-3.

Planning Board Chairman Mike Ryan opened public hearing at 7:05 PM

No questions or concerns.

Planning Board Chairman Mike Ryan closed public hearing at 7:05 PM

B. Action on Public Hearing (A)

**MOTION** by Planning Board member Linda Graham that the material submitted by David Elliott to move property lines is complete, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

**MOTION** by Planning Board member Wayne Patton that the materials presented meet the eight conditions as set forth in the Town of Tremont Zoning Ordinance, seconded by planning Board member

**MOTION** by Planning Board member Spencer Ervin to grant lot line change for David Elliott for Nutter Point Subdivision, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

6. NEW BUSINESS: Action on Public Hearings (1-3)

**MOTION** by Planning Board member Linda Graham to recommend to the Selectmen that Zoning Changes one through three be put on the warrant for Town Meeting, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

7. OLD BUSINESS:

A. Review 8 February 2011 Findings-of-Fact regarding Planning Board approval of a Building Permit Application submitted by Peter Gott for the construction of a road 1,100 feet long, 12 feet wide to create loop around the interior of his property on Tax Map 7 Lot 6.

**MOTION** by Planning Board member Wayne Patton to approve Findings of Fact as presented, seconded by Planning Board member Linda Graham. Motion passed 6-0.

B. Review and discussion with the Zoning Ordinance Advisory Committee concerning proposed Zoning Ordinance Amendments concerning Small Wind Energy Systems.

Planning Board members agree that the proposed Zoning Ordinance Amendments concerning Small Wind Energy Systems looks great.

8. CEO ISSUES:

None

9. NOTICES: Set Public Hearing date to receive input regarding proposed Zoning Ordinance Amendments regulating Small Wind Energy Systems.

**MOTION** by Planning Board member Linda Graham to hold a public hearing on July 26, 2011 concerning proposed Zoning Ordinance amendments regulating small wind energy systems, seconded by Planning Board member Gus Young. Motion passed 6-0.

10. OTHER: Complete Annual Municipal Budget Request Form, submit Planning Board Report for Annual Town Report.

**MOTION** by Planning Board member Wayne Patton that the Planning Board request the same budget as last year for this year, seconded by Planning Board member Susan Snyder. Motion passed 6-0. CEO Carl Young will draft a letter to the Select Board.

11. Set date for next meeting (March 22nd, 2011)

Next Planning Board meeting will be March 22, 2011 at 6:00 PM.

12. ADJOURN

**MOTION** by Planning Board member Linda Graham to adjourn meeting at 7:54 PM, seconded by Planning Board member Gus Young. Motion passed 6-0.

Respectfully submitted

Heidi Kelley

Recording Secretary

Chairman Mike Ryan \_\_\_\_\_