



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, APRIL 26TH, 6:00 PM
MINUTES

1. CALL TO ORDER

Chairman Mike Ryan called the Planning Board meeting of Tuesday, April 26, 2011 to order at 6:00 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: March 22nd, 2011

Planning Board member Linda Graham noticed in item 6, section A that an I should be a Y. Chairman Mike Ryan noted that the Public Hearing closed at 6:10 PM and was not included in the minutes.

MOTION by Planning Board member Wayne Patton to approve minutes of March 22, 2011 as amended, seconded by Planning Board member Gus Young. Motion passed 6-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

Planning Board member Wayne Patton recused himself from this application because he is the Fire Chief.

- A. Review for completeness a Building Permit Application submitted by The Tremont Volunteer Fire Department to complete paving, extend concrete ramp, replace culvert and provide parking for 3 cars on property located at 930Tremont Road, Map 6 Lot 26K.

Planning Board reviewed criteria for completeness of application.

MOTION by Planning Board member Spencer Ervin that application submitted by The Tremont Volunteer Fire Department to complete paving, extend concrete ramp, replace culvert and provide parking for 3 cars on property located at 930Tremont Road, Map 6 Lot 26K is complete, seconded by Planning Board member Susan Snyder. Motion passed 5-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened public Hearing at 6:06 PM.

Fire Department representative James Keene explained what the Fire Department is asking for.

Chairman Mike Ryan closed Public Hearing at 6:14 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Linda Graham that application submitted by The Tremont Volunteer Fire Department to complete paving, extend concrete ramp, replace culvert and provide parking for 3 cars on property located at 930Tremont Road, Map 6 Lot 26K meets the requirements, objectives and performance standards as set forth in the Tremont Zoning Ordinance and is consistent with the Comprehensive Plan, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

MOTION by Planning Board member Susan Snyder that application submitted by The Tremont Volunteer Fire Department to complete paving, extend concrete ramp, replace culvert and provide parking for 3 cars on property located at 930 Tremont Road, Map 6 Lot 26K meets the eight criteria in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Linda Graham. Motion passed 5-0.

MOTION by Planning Board member Spencer Ervin to approve application submitted by The Tremont Volunteer Fire Department to complete paving, extend concrete ramp, replace culvert and provide parking for 3 cars on property located at 930 Tremont Road, Map 6 Lot 26K, seconded by Planning Board member Gus Young. Motion passed 5-0.

D. Review for completeness a Building Permit Application submitted by Mr. Robert C. Rich for the construction of (2) two 5,000 square foot boat storage buildings on the corner of Route 102 and The Mitchell Road Map 3 Lots 35 & 36B.

MOTION by Planning Board member Linda Graham that application submitted by Mr. Robert C. Rich for the construction of (2) two 5,000 square foot boat storage buildings on the corner of Route 102 and The Mitchell Road Map 3 Lots 35 & 36B 26K is complete, seconded by Planning Board member Gus Young. Motion passed 6-0.

E. Public Hearing on Item (D)

Chairman Mike Ryan opened public Hearing at 6:24 PM

Planning Board discussed application with Mr. Rich and addressed abutter concerns. Planning Board stressed to abutters that they can only base decisions according to the Town of Tremont Zoning Ordinance.

Chairman Mike Ryan closed Public Hearing at 7:00 PM.

F. Action on Public Hearing (E)

MOTION by Planning Board member Linda Graham that application submitted by Mr. Robert C. Rich for the construction of (2) two 5,000 square foot boat storage buildings on the corner of Route 102 and The Mitchell Road Map 3 Lots 35 & 36B meets requirements, objectives and performance standards as set forth in the Tremont Zoning Ordinance and is consistent with the Comprehensive Plan, seconded by Planning Board member Spencer Ervin. Motion passed 6-0.

MOTION by Planning Board member Gus Young that application submitted by Mr. Robert C. Rich for the construction of (2) two 5,000 square foot boat storage buildings on the corner of Route 102 and The Mitchell Road Map 3 Lots 35 & 36B meets the eight criteria in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Linda Graham. Motion passed 6-0.

MOTION by Planning Board member Spencer Ervin to approve application submitted by Mr. Robert C. Rich for the construction of (2) two 5,000 square foot boat storage buildings on the corner of Route 102 and The Mitchell Road Map 3 Lots 35 & 36B, seconded by Planning Board member Gus Young. Motion passed 6-0.

7. OLD BUSINESS:

A. Review 22 March 2011 Findings of Fact regarding Planning Board approval of an application submitted by Mr. George Carter to change the use of property at 967 Tremont Road from single family to multi family.

MOTION by Planning Board member Wayne Patton to approve findings of fact as written for application submitted by Mr. George Carter to change the use of property at 967 Tremont Road from single family to multi family, seconded by Planning Board member Linda Graham.

B. Review and discussion with the Zoning Ordinance Advisory Committee concerning proposed Zoning Ordinance Amendments.

July 26, 2011 is the public hearing for wind towers. The Planning Board asked the Zoning Ordinance Advisory Committee to look at definitions for commercial, light and heavy and boat storage. They also asked them to look at runoff standards.

8. CEO ISSUES:

None

9. NOTICES:

None

10. OTHER

None

11. SET DATE FOR NEXT MEETING: May 24th, 2011

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn at 8:02 PM, seconded by Planning Board member Gus Young. Motion passed 6-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan