



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, MAY 24TH, 6:00 PM

1. CALL TO ORDER

Chairman Mike Ryan opened the Planning Board meeting of Tuesday, May 24, 2011 at 6:04 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: April 26th, 2011

MOTION by Planning Board member Susan Snyder to approve minutes of April 26, 2011, seconded by Planning Board member Spencer Ervin

Planning Board noted that multy family should be changed to multifamily, spelling correction.

MOTION by Planning Board member Susan Snyder to accept minutes of April 26, 2011 as amended, seconded by Planning Board member Linda Graham. Motion passed 6-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness a Building Permit Application submitted by Timothy & Sheryl Harper to rent space for a flea market on property located at 21 Harbor Drive, Map 14 Lot 24.

MOTION by Planning Board member Linda Graham that application submitted by Timothy & Sheryl Harper to rent space for a flea market on property located at 21 Harbor Drive, Map 14 Lot 24 is complete, seconded by Planning Board member Gus Young. Motion passed 6-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened public hearing at 6:12 PM.

Applicant Sheryl Harper explained that the flea market would probably run Friday Saturday and Sunday. Planning Board explained that any permanent or temporary shelters would need another permit.

Chairman Mike Ryan closed the public hearing at 6:42 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Linda Graham that application submitted by Timothy & Sheryl Harper to rent space for a flea market on property located at 21 Harbor Drive, Map 14 Lot 24 conforms to the Town of Tremont Zoning Ordinance and Comprehensive plan, seconded by Planning Board member Gus Young. Motion passed 6-0.

MOTION by Planning Board member Gus Young that application submitted by Timothy & Sheryl Harper to rent space for a flea market on property located at 21 Harbor Drive, Map 14 Lot 24 conforms to the 8 standards for the Zone, seconded by Planning Board member Linda Graham. Motion passed 6-0.

MOTION by Planning Board member Susan Snyder to approve application with no structures as per Zoning Ordinance, dated 5/17/2011, submitted by Timothy & Sheryl Harper to rent space for a flea market on property located at 21 Harbor Drive, Map 14 Lot 24, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

D. Review for completeness a Building Permit Application submitted by Timothy & Sheryl Harper to change their residential garage to a rental as an accessory to existing commercial business at 21 Harbor Drive, Map 14 Lot 24.

MOTION by Planning Board member Spencer Ervin that application submitted by Timothy & Sheryl Harper to change their residential garage to a rental as an accessory to existing commercial business at 21 Harbor Drive, Map 14 Lot 24, is complete, seconded by Planning Board member Linda Graham. Motion did not pass 0-6.

MOTION by Planning Board member Linda Graham that application submitted by Timothy & Sheryl Harper to change their residential garage to a rental as an accessory to existing commercial business at 21 Harbor Drive, Map 14 Lot 24, is incomplete because of no stated change of use, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

E. Public Hearing on Item (D)

None

F. Action on Public Hearing (E)

None

7. OLD BUSINESS:

A. Review 22 March 2011 Findings of Fact regarding Planning Board approval, on 26 April 2011, of an 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.

MOTION by Planning Board member Susan Snyder to approve Findings of Fact regarding Planning Board approval of 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, seconded by Planning Board member Spencer Ervin. Motion passed 5-0-1. Planning Board member Wayne Patton abstained because he is the Fire Chief.

B. Review 22 March 2011 Findings of Fact regarding Planning Board approval, on 26 April 2011, of an application submitted by Mr. Robert C. Rich for the construction of (2) 5,000 square foot boat storage buildings on the corner of Route 102 and the Mitchell Road..

MOTION by Planning Board member Wayne Patton to approve Findings of Fact regarding Planning Board approval, on 26 April 2011, of an application submitted by Mr. Robert C. Rich for the construction of (2) 5,000 square foot boat storage buildings on the corner of Route 102 and the Mitchell Road, seconded by Planning Board member Gus Young. Motion passed 6-0.

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

CEO Carl Young noted that there will be a Special Town Meeting this fall and the Zoning Ordinance Advisory Committee are getting ready for some changes to be presented.

8. CEO ISSUES:

CEO Carl Young issued Junkyard letters to the current junkyard owners.

9. NOTICES:

CEO Carl Young notified Planning Board members of an upcoming class in Augusta

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: June 28th, 2011

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 7:55 PM, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan