



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, JUNE 28TH, 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, June 28, 2011 was called to order at 6:00 PM by Vice Chairman Spencer Ervin.

2. ROLL CALL

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

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: May 24th, 2011

MOTION by Planning Board member Linda Graham to approve minutes of May 24, 2011 as written, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

- A. Review for completeness a Building Permit Application submitted by The Bass Harbor Memorial Library to construct (2) additions to the library.

MOTION by Planning Board member Susan Snyder that Building Permit Application submitted by The Bass Harbor Memorial Library to construct (2) additions to the library is complete, seconded by Planning Board member Linda Graham. Motion passed 5-0.

- B. Public Hearing on Item (A)

Vice Chairman Spencer Ervin opened the Public Hearing at 6:16 PM.

Planning Board members discussed with Stuart Becker, agent for Library, a possible variance or small adjustment to the Zoning Ordinance concerning Institutional Buildings.

Vice Chairman Spencer Ervin closed Public Hearing at 6:27 PM.

- C. Action on Public Hearing (B)

MOTION by Planning Board member Susan Snyder that Building Permit Application submitted by The Bass Harbor Memorial Library to construct (2) additions to the library, does not meet lot coverage standards or setback requirements, seconded by Planning Board member Linda Graham. Motion passed 5-0.

MOTION by Planning Board member Susan Snyder that Building Permit Application submitted by The Bass Harbor Memorial Library to construct (2) additions to the library, be denied, seconded by Planning Board member Linda Graham. Motion passed 5-0.

7. OLD BUSINESS:

A. Review 24 May 2011 Findings of Fact regarding Planning Board approval of 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 Wayne Patton to approve Findings of Fact for 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, seconded by Planning Board member Linda Graham. Motion passed 5-0.

B. Review 24 May 2011 Findings of Fact regarding the Planning Board's determination that 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, was incomplete.

MOTION by Planning Board member Wayne Patton that the record is accurate and the 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, was incomplete, seconded by Planning Board member Gus Young. Motion passed 5-0.

C. Confirm public hearing date regarding proposed Small Wind Energy Systems Zoning Ordinance Amendment.

MOTION by Planning Board member Susan Snyder to hold Public Hearing concerning Small Wind Energy Systems on August 18th, 2011, seconded by Planning Board member Linda Graham. Motion passed 5-0.

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

MOTION by Planning Board member Susan Snyder to have CEO Carl Young contact Kevin Buck, Chairman of the Zoning Ordinance Advisory Committee, to set up a meeting with the Library concerning possible Zoning Ordinance change for Institutional Buildings, seconded by Planning Board member Gus Young. Motion passed 5-0.

8. CEO ISSUES:

CEO Carl Young reported that he has given the Planning Board members new zoning maps and ordinances.

9. NOTICES:

None

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: July 12th, 2011

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 6:58 PM, seconded by Planning Board member Gus Young. Motion passed 5-0.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Planning Board