



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, October 11TH, 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, October 11, 2011 was called to order at 6:00 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Wayne Patton, Linda Graham, Susan Snyder, Spencer Ervin, CEO Carl Young. Planning Board member Gus Young arrived at 6:10 PM.

Members of the public present were: Applicant Michael Wagner, Arthur Wilbur, Resident Vashti Cossette, John Horton, Ellen Church, Tony Menzietti, Paula Farrell, Jeff Freeman, Joseph Snider, David Macdonald, John Horton, Margery Buck, ZOAC Chairman Kevin Buck and Engineer Greg Johnson.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: September 13th, 2011

MOTION by Planning Board member Spencer Ervin to approve minutes of September 13, 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 Arthur Wilbur to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor.

MOTION by Planning Board member Linda Graham that application submitted by Arthur Wilbur to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor is complete, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened the public hearing at 6:11 PM.

Chairman Mike Ryan asked if there were any comments. Planning Board asked some questions of Mr. Wilbur.

Chairman Mike Ryan closed the public hearing at 6:15 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Spencer Ervin that application submitted by Arthur Wilbur to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor conforms to the requirements set forth in the Town of Tremont Zoning Ordinance and Comprehensive Plan seconded by Planning Board member Susan Snyder. Motion passed 6-0.

MOTION by Planning Board member Wayne Patton that application submitted by Arthur Wilbur to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor meets the eight requirements set forth in the Town of Tremont Zoning Ordinance seconded by Planning Board member Linda Graham. Motion passed 6-0.

MOTION by Planning Board member Wayne Patton to approve application submitted by Arthur Wilbur to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor, seconded by Planning Board member Spencer Ervin. Motion passed 6-0.

D. Review for completeness a Building Permit Application submitted by Michael A, Wagner to change the use of property at 37 Harbor Drive in Bass Harbor from Residential to Commercial Boat Storage.

MOTION by Planning Board member Linda Graham that Building Permit Application submitted by Michael A, Wagner to change the use of property at 37 Harbor Drive in Bass Harbor from Residential to Commercial Boat Storage is complete, seconded by Planning Board member Gus Young Motion passed 6-0.

E. Public Hearing on Item (D)

Chairman Mike Ryan opened the public hearing

Planning Board listened to public comments and concerns. After much discussion Chairman Mike Ryan explained that the Board can only follow the Zoning Ordinance that the Town of Tremont Residents voted for and that the application submitted conforms to that Ordinance.

Chairman Mike Ryan closed the public hearing

F. Action on Public Hearing (E)

MOTION by Planning Board member Spencer Ervin that Building Permit Application submitted by Michael A, Wagner to change the use of property at 37 Harbor Drive in Bass Harbor from Residential to Commercial Boat Storage does conform to the requirements set forth in the Town of Tremont Zoning Ordinance and Comprehensive Plans, seconded by Planning Board member Gus Young Motion passed 6-0.

MOTION by Planning Board member Wayne Patton that Building Permit Application submitted by Michael A, Wagner to change the use of property at 37 Harbor Drive in Bass Harbor from Residential to Commercial Boat Storage does conform to the eight requirements set fourth in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

MOTION by Planning Board member Wayne Patton that Building Permit Application submitted by Michael A, Wagner to change the use of property at 37 Harbor Drive in Bass Harbor from Residential to Commercial Boat Storage be approved, seconded by Planning Board member Gus Young Motion passed 6-0.

7. OLD BUSINESS:

A. Review the findings of facts regarding the 13 September 2011 Planning Board approval of a Building Permit Application submitted by Douglas Gray to operate a Home Occupation at 11 Hatties Hill in Bass Harbor.

MOTION by Planning Board member Linda Graham to approve the findings of facts regarding the 13 September 2011 Planning Board approval of a Building Permit Application submitted by Douglas Gray to operate a Home Occupation at 11 Hatties Hill in Bass Harbor, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

B. Review the findings of facts regarding the 13 September 2011 Planning Board approval of a Building Permit Application submitted by Lee & Suzanne Goff to operate a Home Occupation at 221 Tremont Road.

MOTION by Planning Board member Wayne Patton to approve the findings of facts regarding the 13 September 2011 Planning Board approval of a Building Permit Application submitted by Lee & Suzanne Goff to operate a Home Occupation at 221 Tremont Road, seconded by Planning Board member Linda Graham Motion passed 6-0.

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

Chairman Mike Ryan asked Zoning Ordinance Advisory Committee Chairman Kevin Buck to have the committee get a really good, clear definition of boat storage and boat maintenance as well as work on their list of other projects.

8. CEO ISSUES:

CEO Carl Young wanted to thank everyone for going to the training. New copy of Planning Board Ordinance and by-laws given to Planning Board.

9. NOTICES:

None

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: October 25th, 2011

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 8:33 PM, seconded by Planning Board member Gus Young Motion passed 6-0.

Respectfully Submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan