



PUBLIC NOTICE & AGENDA
PLANNING BOARD PUBLIC HEARING & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, October 25TH, 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, October 25, 2011 was called to order at 6:00 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Wayne Patton, Gus Young, Susan Snyder, Spencer Ervin and Town Manager Millard Billings.

Members of the public present were: Applicant W.A. Carsey and ZOAC Chairman Kevin Buck.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: October 11th, 2011

MOTION by Planning Board member Susan Snyder to approve minutes of October 11, 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 W.A. Carsey, operator of Bass Harbor Campground, to construct a 25' X 40' garage with studio above at 342 Harbor Drive.

MOTION by Planning Board member Susan Snyder that Application submitted by W.A. Carsey, operator of Bass Harbor Campground, to construct a 25' X 40' garage with studio above at 342 Harbor Drive is complete, seconded by Planning Board member Gus Young. Motion passed 5-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened the Public Hearing at 6:06 PM.

No public comments or questions.

Public Hearing closed at 6:08 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Gus Young that Application submitted by W.A. Carsey, operator of Bass Harbor Campground, to construct a 25' X 40' garage with studio above at 342 Harbor Drive conforms to the standards of the Tremont Zoning Ordinance, Comprehensive Plan and conforms to the standards for the zone, seconded by Planning Board member Wayne Patton. Motion passed 5 – 0.

MOTION by Planning Board member Wayne Patton that Application submitted by W.A. Carsey, operator of Bass Harbor Campground, to construct a 25' X 40' garage with studio above at 342 Harbor Drive conforms to the eight criteria set forth in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Gus Young.

MOTION by Planning Board member Susan Snyder that Application submitted by W.A. Carsey, operator of Bass Harbor Campground, to construct a 25' X 40' garage with studio above at 342 Harbor Drive be approved, seconded by Planning Board member Wayne Patton. Motion passed 5 – 0.

7. OLD BUSINESS:

A. Review the findings of facts regarding the 11 October 2011 Planning Board approval of a Building Permit Application submitted by Arthur Wilbur & Jeffrey Freeman to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor.

MOTION by Planning Board member Wayne Patton to approve findings of fact for building permit submitted by Arthur Wilbur & Jeffrey Freeman to construct steep slope shore access stairs at 27 Shore Road in Bass Harbor, seconded by Planning Board member Spencer Ervin. Motion passed 5 – 0.

B. Review the findings of facts regarding the 11 October Planning Board approval of a Building Permit Application submitted by Michael A. Wagner to change the use of property at 37 Harbor Drive from Residential to Commercial Boat Storage.

MOTION by Planning Board member Spencer Ervin to table approval of findings of fact for building permit approved for by Michael A. Wagner to change the use of property at 37 Harbor Drive from Residential to Commercial Boat Storage until an accounting of Mr. Wagner and Ms. Churches verbal agreement is included, seconded by Planning Board member Gus Young. Motion passed 5 – 0.

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

ZOAC Chairman Kevin Buck reported that the ZOAC Committee is working on proposed changes to the Zoning Ordinance as requested by the Planning Board.

8. CEO ISSUES:

None

9. NOTICES:

None

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: November 22nd, 2011

12. ADJOURN

Planning Board meeting of Tuesday, October 25, 2011 adjourned at 6:55 PM.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan