



PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, DECEMBER 13th, 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, December 13, 2011 was called to order at 6:03 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Wayne Patton, Linda Graham, Susan Snyder, Spencer Ervin, Gus Young and CEO Carl Young.

Members of the public present were: Allen Parsons, Robert C. Rich, Karen Girard, John Horton, Keith Higgins, ZOAC Chairman Kevin Buck, Michael Wagner, Vashti Cossette, Richard and Debbie Helmke.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: November 29th, 2011

MOTION by Planning Board member Wayne Patton to approve minutes of November 29, 2012 with spelling correction, seconded by Planning Board member Gus Young. Motion passed 6-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness a Building Permit Application, submitted by Allen C. Parsons Jr. DBA A.C. Parsons Landscaping & Garden Center, to place (3) storage sheds/barns/garages at 71 Richtown Road.

MOTION by Planning Board member Spencer Ervin that Building Permit Application, submitted by Allen C. Parsons Jr. DBA A.C. Parsons Landscaping & Garden Center, to place (3) storage sheds/barns/garages at 71 Richtown Road is complete, seconded by Planning Board member Linda Graham. Motion passed 6-0.

B. Public Hearing on Item (A)

Chairman Mike Ryan opened the public hearing at 6:05 PM.

Mr. Parsons explained the application to the Planning Board.

Chairman Mike Ryan closed the public hearing at 6:10 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by Allen C. Parsons Jr. DBA A.C. Parsons Landscaping & Garden Center, to place (3) storage sheds/barns/garages at 71 Richtown Road conforms to the Town of Tremont Zoning Ordinance and Comprehensive Plan standards, dimensional requirements and performance standards, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

MOTION by Planning Board member Spencer Ervin that Building Permit Application, submitted by Allen C. Parsons Jr. DBA A.C. Parsons Landscaping & Garden Center, to place (3) storage sheds/barns/garages at 71 Richtown Road meets the eight criteria set fourth in section 8E 1A, seconded by Planning Board member Susan Snyder. Motion passed 6-0.

MOTION by Planning Board member Spencer Ervin that Building Permit Application, submitted by Allen C. Parsons Jr. DBA A.C. Parsons Landscaping & Garden Center, to place (3) storage sheds/barns/garages at 71 Richtown Road be approved, seconded by Planning Board member Linda Graham. Motion passed 6-0.

D. Review for completeness a Building Permit Application, submitted by Robert C. Rich, to change the use of two new buildings approved in April of this year, on the corner of the Mitchell Road and 102, from boat storage to boat storage, boat building & boat repair.

MOTION by Planning Board member Susan Snyder that Building Permit Application, submitted by Robert C. Rich, to change the use of two new buildings approved in April of this year, on the corner of the Mitchell Road and 102, from boat storage to boar storage, boat building & boat repair is complete, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

E. Public Hearing on Item (D)

Chairman Mike Ryan opened the public hearing at 6:18 PM.

Robert C. Rich explained his application to the Planning Board.

No public comments or concerns.

Chairman Mike Ryan closed the public hearing at 6:21 PM.

F. Action on Public Hearing (E)

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by Robert C. Rich, to change the use of two new buildings approved in April of this year, on the corner of the Mitchell Road and 102, from boat storage to boar storage, boat building & boat repair conforms to the Town of Tremont Zoning Ordinance and Comprehensive Plan definitions ,intent, objectives, standards, dimensional requirements and performance standards, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

MOTION by Planning Board member Wayne Patton that Building Permit Application, submitted by Robert C. Rich, to change the use of two new buildings approved in April of this year, on the corner of the Mitchell Road and 102, from boat storage to boar storage, boat building & boat repair meets the eight criteria set fourth in section 8E 1A, seconded by Planning Board member Gus Young. Motion passed 6-0.

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by Robert C. Rich, to change the use of two new buildings approved in April of this year, on the corner of the Mitchell Road and 102, from boat storage to boar storage, boat building & boat repair be approved, seconded by Planning Board member Spencer Ervin. Motion passed 6-0.

G. Review for completeness a Building Permit Application, submitted by Michael Wagner, to construct a 20' X 40'' movable building for boat storage at 37 Harbor Drive.

MOTION by Planning Board member Spencer Ervin that a Building Permit Application, submitted by Michael Wagner, to construct a 20' X 40' movable building for boat storage at 37 Harbor Drive is complete, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

H. Public Hearing on Item (G)

Chairman Mike Ryan opened the public hearing at 6:30 PM.

Michael Wagner explained his application to the Planning Board.

No public comments or questions.

Chairman Mike Ryan closed the public hearing at 6:34 PM.

I. Action on Public Hearing (H)

MOTION by Planning Board member Wayne Patton that Building Permit Application, submitted by Michael Wagner, to construct a 20' X 40' movable building for boat storage at 37 Harbor Drive conforms to the Town of Tremont Zoning Ordinance and Comprehensive Plan definitions ,intent, objectives, standards, dimensional requirements and performance standards, seconded by Planning Board member Gus Young. Motion passed 6-0.

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by Michael Wagner, to construct a 20' X 40' movable building for boat storage at 37 Harbor Drive meets the eight criteria set fourth in section 8E 1A, seconded by Planning Board member Susan Snyder. Motion passed 6-0.

MOTION by Planning Board member Wayne Patton that Building Permit Application, submitted by Michael Wagner, to construct a 20' X 40' movable building for boat storage at 37 Harbor Drive be approved, seconded by Planning Board member Linda Graham. Motion passed 6-0.

7. OLD BUSINESS:

A. Review the findings of facts regarding the 29 October 2011 Planning Board approval of a Building Permit Application submitted by Michael Radcliffe requesting a (1) year extension to the start date for work on a new pier approved by The Planning Board on 9 November 2010.

MOTION by Planning Board member Wayne Patton to approve Findings of Fact for the 29 October 2011 Planning Board approval of a Building Permit Application submitted by Michael Radcliffe requesting a (1) year extension to the start date for work on a new pier approved by The Planning Board on 9 November 2010 , seconded by Planning Board member Gus Young. Motion passed 6-0.

B. Review the findings of facts regarding the 29 October 2011 Planning Board Approval of a Building Permit Application submitted by submitted by Carlton Johnson, DBA UP Harbor Inc., to change the use of a Structure at 614 Tremont Road from Cold Boat Storage to Boat Storage & Maintenance.

MOTION by Planning Board member Wayne Patton to approve Findings of Fact for the the 29 October 2011 Planning Board Approval of a Building Permit Application submitted by submitted by Carlton Johnson, DBA UP Harbor Inc., to change the use of a Structure at 614 Tremont Road from Cold Boat Storage to Boat Storage & Maintenance, seconded by Planning Board member Linda Graham. Motion passed 6-0.

C. Review the findings of facts regarding the 29 October 2011 Planning Board Approval of a Building Permit Application & Flood Hazard Development Permit Application, submitted by G.F. Johnston & Associates, agents for Earl F. Thurlow, to replace the storage building on their pier at 4 Little Island Way

MOTION by Planning Board member Susan Snyder to approve the findings of facts regarding the 29 October 2011 Planning Board Approval of a Building Permit Application & Flood Hazard Development Permit Application, submitted by G.F. Johnston & Associates, agents for Earl F. Thurlow, to replace the storage building on their pier at 4 Little Island Way, seconded by Planning Board member Linda Graham. Motion passed 6-0.

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

Planning Board reviewed fireworks laws per Selectmen request. Planning Board feels that it is more Municipal Licensing rather than Ordinance.

8. CEO ISSUES:

None

9. NOTICES:

None

10. OTHER:

None

11. SET DATE FOR NEXT MEETING: January 10th, 2012

MOTION by Planning Board member Linda Graham to have the next Planning Board meeting on Tuesday, January 10, 2012, seconded by Planning Board member Wayne Patton. Motion passed 6-0.

12. ADJOURN

MOTION by Planning Board member Linda Graham to adjourn meeting at 7:00 PM.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan