



PUBLIC NOTICE & AGENDA
PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
TUESDAY, FEBRUARY 14TH 6:00 PM

1. CALL TO ORDER

Planning Board meeting of Tuesday, February 14, 2012 was called to order at 6:06 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Spencer Ervin, Wayne Patton, Gus Young, Valerie Machon and CEO Carl Young.

Members of the public present: CES Representative Noel Musson, Resident Fay Lawson, Scott Grierson, Muriel Davison, John Gibbons and Jim Keene, Rina Grierson, Doug Gray, Margaret Hagerthy, Ward Mackenzie, Genevieve Mackenzie, Diane Helprin, Bill Helprin and Laurie Schrieber from the Bar Harbor Times.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: January 24th 2012

MOTION by Planning Board member Wayne Patton to approve minutes of January 24, 2012 as written, seconded by Planning Board member Gus Young. Motion passed 5-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness Flood Hazard & Building Permit Applications, submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp.

MOTION by Planning Board member Wayne Patton that Flood Hazard Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp is complete, seconded by Planning Board member Spencer Ervin. Motion passed 5-0.

MOTION by Planning Board member Spencer Ervin that Building Permit Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp 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 6:22 PM.

CES Representative Noel Musson explained the Flood Hazard Permit Application and the Building Permit Application to the Planning Board.

Chairman Mike Ryan closed the public hearing at 6:27 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Wayne Patton, second by Planning Board member Valerie Machon, that there is no reasonable alternative to the location of the road. Motion passed 5-0.

MOTION by Planning Board member Spencer Ervin that Flood Hazard Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp meets the requirements of the FHDO and is thus approved, seconded by Planning Board member Gus Young. Motion passed 5-0

MOTION by Planning Board member Wayne Patton that Building Permit Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp conforms to all of the requirements set fourth in the TZO, Comprehensive Plan and Flood Hazard Development Ordinance, seconded by Planning Board member Gus Young. Motion passed 5-0

MOTION by Planning Board member Wayne Patton that Building Permit Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp meets the eight criteria set fourth in the TZO Section 8.E.1.a, seconded by Planning Board member Spencer Ervin. Motion passed 5-0

MOTION by Planning Board member Wayne Patton that Building Permit Application submitted by CES Engineering, agents for Mr. Kim Strauss, to improve Little Island Way in Bass Harbor and install a boat ramp be approved, seconded by Planning Board member Spencer Ervin. Motion passed 5-0

D. Review a request from property owners in Bass Harbor to:

1. Request to revise the Map for the Comprehensive Plan in part of Bass Harbor to more Accurately reflect current use patterns and intent of the Comprehensive Plan.
2. To revise the Zoning Ordinance in part of Bass Harbor to more accurately reflect current Use patterns and intent of the residents and the Comprehensive Plan.

MOTION by Planning Board member Gus Young to send requests one and two to ZOAC, seconded by Planning Board member Wayne Patton. Motion passed 5-0

3. Add to Section VI noise standards for non-maritime business and commercial uses.

MOTION by Planning Board member Wayne Patton to send request to ZOAC, seconded by Planning Board member Valerie Machon. Motion passed 5-0

7. OLD BUSINESS:

A. Review of proposed ordinance amendment, presented by The Zoning Ordinance Advisory Committee, regarding Section VIII.E.1.4 adding the words “significant or mapped”.

MOTION by Planning Board member Gus Young to send this item back to ZOAC asking them to consider language from DEP Chapter 1000, seconded by Planning Board member Wayne Patton. Motion passed 5-0.

8. CEO ISSUES:

9. NOTICES: Public Hearing 28 February 2012

10. OTHER:

11. SET DATE FOR NEXT MEETING: February 28th 2012

12. ADJOURN

Meeting adjourned at 8:25 PM.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan