



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

1. CALL TO ORDER

Chairman Mike Ryan opened the Planning Board meeting of Tuesday, September 25, 2012 at 6:03 PM.

2. ROLL CALL

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

3. ADJUSTMENTS/ADOPTION OF AGENDA

At applicants request the Planning Board removed agenda items 6. A, B and C.

4. APPROVAL OF MINUTES: September 11th 2012

**MOTION** by Planning Board member Linda Graham to approve minutes of September 11, 2012, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

A. Review for completeness a Building Permit Application, submitted by Eleanor & Alexander Watts, for the demolition, relocation, reconstruction and enlargement of their residential garage at 10 Earls Way in Bass Harbor.

B. Public Hearing on item (A).

C. Action on Public Hearing (B).

D. Review for completeness a Minor Flood Hazard Development Permit Application, submitted by Andrew McCullough Engineering Consultants, agent for Mr. Michael Radcliffe, for the expansion of a retaining wall on his property at 11 Thurston Road in Bernard.

**MOTION** by Planning Board member Wayne Patton that, Minor Flood Hazard Development Permit Application, submitted by Andrew McCullough Engineering Consultants, agent for Mr. Michael Radcliffe, for the expansion of a retaining wall on his property at 11 Thurston Road in Bernard is complete, seconded by Planning Board member Linda Graham. Motion passed 4-0

E. Public Hearing on item (D).

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

Chairman Mike Ryan closed the public hearing at 6:14 PM.

F. Action on Public Hearing (E).

**MOTION** by Planning Board member Linda Graham that Minor Flood Hazard Development Permit Application, submitted by Andrew McCullough Engineering Consultants, agent for Mr. Michael Radcliffe, for the expansion of a retaining wall on his property at 11 Thurston Road in Bernard is meets the requirements set fourth in the Town of Tremont Zoning Ordinance and Comprehensive Plan, seconded by Planning Board member Wayne Patton. Motion passed 4-0

**MOTION** by Planning Board member Wayne Patton that, Minor Flood Hazard Development Permit Application, submitted by Andrew McCullough Engineering Consultants, agent for Mr. Michael Radcliffe, for the expansion of a retaining wall on his property at 11 Thurston Road in Bernard meets the eight items for use in the Town of Tremont Zoning Ordinance, seconded by Planning Board member Linda Graham . Motion passed 4-0

**MOTION** by Planning Board member Wayne Patton that, Minor Flood Hazard Development Permit Application, submitted by Andrew McCullough Engineering Consultants, agent for Mr. Michael Radcliffe, for the expansion of a retaining wall on his property at 11 Thurston Road in Bernard be approved, seconded by Planning Board member Spencer Ervin . Motion passed 4-0

7. OLD BUSINESS:

- A. Review findings of fact regarding the 11 September 2012 Planning Board's approval of building and flood hazard development permit applications submitted by G.F. Johnston & Associates, agents for Mr. Kim Strauss, to construct an addition to his commercial buildings at Little Island Way in Bass Harbor.

**MOTION** by Planning Board member Wayne Patton that findings of fact regarding the 11 September 2012 Planning Board's approval of building and flood hazard development permit applications submitted by G.F. Johnston & Associates, agents for Mr. Kim Strauss, to construct an addition to his commercial buildings at Little Island Way in Bass Harbor be approved, seconded by Planning Board member Spencer Ervin. Motion passed 4-0.

- B. Report from Zoning Ordinance Advisory Committee regarding Planning Board Ordinance amendment work list.

None

8. CEO ISSUES: Kelleytown Road Cell Tower RF radiation report

Planning Board reviewed Kelleytown Road Cell Tower RF radiation report.

9. NOTICES: None

10. OTHER: Review Planning Board Ordinance & By Laws regarding voting requirements.

Planning Board reviewed Planning Board Ordinance & By Laws regarding voting requirements

11. SET DATE FOR NEXT MEETING: October 9th, 2012

12. ADJOURN:

Planning Board meeting of September 25, 2012 adjourned at 6:40 PM.

Respectfully submitted  
Heidi Kelley  
Recording Secretary

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Chairman Mike Ryan