



**PLANNING BOARD PUBLIC HEARINGS & REGULAR MEETING
TREMONT TOWN OFFICE MEETING ROOM
APRIL 9th, 2013 6:00 PM**

1. CALL TO ORDER

Planning Board meeting of Tuesday, April 9, 2013 was called to order at 6:04 PM by Chairman Mike Ryan.

2. ROLL CALL

Chairman Mike Ryan, Planning Board member Spencer Ervin, Valerie Haynes, Gus Young, Linda Graham Susan Snyder, CEO Carl Young, applicant Tom Alley and Greg Johnston, agent for Seal Cove Auto Museum.

3. ADJUSTMENTS/ADOPTION OF AGENDA

None

4. APPROVAL OF MINUTES: March 26th, 2013

MOTION by Planning Board member Susan Snyder to approve minutes of March 26, 2013, seconded by Planning Board member Gus Young. Motion passed 4-0-2. Planning Board members Spencer Ervin and Linda Graham abstained because they were not at that meeting.

5. SUBDIVISIONS: None

6. NEW BUSINESS:

Planning Board member Valerie Haynes disclosed that she is an abutter to the Seal Cove Auto Museum. Neither the Applicant nor the Planning Board had any concerns with Ms Haynes acting on the application.

A. Review for completeness a Building Permit Application, submitted by G.F. Johnston & Associates, agent for the Seal Cove Auto Museum, to construct an 1,850 square foot addition to their building at 1414 Tremont Road in Seal Cove and add (7) new parking spaces

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by G.F. Johnston & Associates, agent for the Seal Cove Auto Museum, to construct an 1,850 square foot addition to their building at 1414 Tremont Road in Seal Cove and add (7) new parking spaces is complete, seconded by Planning Board member Spencer Ervin. Motion passed 6-0.

B. Public Hearing on Item (A)

Public Hearing opened at 6:10 PM.

Public Hearing closed at 6:21 PM.

C. Action on Public Hearing (B)

MOTION by Planning Board member Spencer Ervin that Building Permit Application, submitted by G.F. Johnston & Associates, agent for the Seal Cove Auto Museum, to construct an 1,850 square foot addition to their building at 1414 Tremont Road in Seal Cove and add (7) new parking spaces conforms to the requirements set fourth in the Town of Tremont Zoning Ordinance and Comprehensive Plan, seconded by Planning Board member Linda Graham. Motion passed 6-0.

MOTION by Planning Board member Linda Graham that Building Permit Application, submitted by G.F. Johnston & Associates, agent for the Seal Cove Auto Museum, to construct an 1,850 square foot addition to their building at 1414 Tremont Road in Seal Cove and add (7) new parking spaces meets the eight items set fourth 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 Linda Graham that Building Permit Application, submitted by G.F. Johnston & Associates, agent for the Seal Cove Auto Museum, to construct an 1,850 square foot addition to their building at 1414 Tremont Road in Seal Cove and add (7) new parking spaces be approved, seconded by Planning Board member Gus Young. Motion passed 6-0.

7. OLD BUSINESS:

A. Review findings of fact regarding the Planning Board's March 26th, 2013 review of a Building Permit Application submitted by Ms. April Eaton, agent for Ms. Nancy Sweeney, to change the use of the Crab Shack/Takeout, located at 245 Harbor Drive in Bass Harbor, to Restaurant/Takeout.

MOTION by Planning Board member Gus Young to approve findings of fact regarding the Planning Board's March 26th, 2013 review of a Building Permit Application submitted by Ms. April Eaton, agent for Ms. Nancy Sweeney, to change the use of the Crab Shack/Takeout, located at 245 Harbor Drive in Bass Harbor, to Restaurant/Takeout, seconded by Planning Board member Valerie Haynes. Motion passed 4-0-2. Planning Board members Spencer Ervin and Linda Graham abstained because they were not at that meeting.

B... Review findings of fact regarding the Planning Board's March 26th, 2013 approval of a Building Permit Application, submitted by The Musson Group, agents for Benjamin & Sue Getchell, to renovate the existing non-conforming structure (camp) located at 100 Clark Point Road.

MOTION by Planning Board member Valerie Haynes to approve findings of fact regarding the Planning Board's March 26th, 2013 approval of a Building Permit Application, submitted by The Musson Group, agents for Benjamin & Sue Getchell, to renovate the existing non-conforming structure (camp) located at 100 Clark Point Road, seconded by Planning Board member Gus Young. Motion passed 4-0-2. Planning Board members Spencer Ervin and Linda Graham abstained because they were not at that meeting.

C. Review new Zoning Ordinance Definitions for the following terms as recommended by ZOAC:
Commercial, Industrial Service, Industry Heavy and Industry Light

8. CEO ISSUES: None

9. NOTICES:

None

10. OTHER:

Planning Board approved minutes from April 2, 2013 public hearing.

11. SET DATE FOR NEXT MEETING: April 23rd, 2013

12. ADJOURN:

Planning Board meeting of April 9, 2013 adjourned at 6:40 PM.

Respectfully submitted
Heidi Kelley
Recording Secretary

Chairman Mike Ryan