

Town of Tremont Planning Board Minutes January 9, 2024

1. CALL TO ORDER

Chair Good called the Meeting to order at 6:00 p.m.

2. ROLL CALL

All Planning Board Members were in attendance.

3. ADJUSTMENT/ADOPTION OF AGENDA

Chair Good suggested moving Item 6 on the Agenda, "New Business" to before Item 5, "Old Business".

Mr. Harper moved, with Mr. Wulsin seconding, to move Item 6 on the agenda to occur before Item 5.

Motion approved 5-0.

4. MINUTES:

Minutes December 12th, 2023

Mr. Harper moved, with Mr. Wulsin seconding, approval of the Minutes of December 12, 2023 as presented.

Motion approved 5-0.

5. OLD BUSINESS:

- *Proposed Land Use Ordinance Changes / Proposed Site Plan Ordinance Changes*

Discussion ensued regarding proposed Land Use Ordinance (LUO) changes. Previous changes accepted by the Board were reviewed.

Mr. Harper moved, with Mr. Witham seconding, to recommend to the Selectboard inclusion in the Town Meeting warrant a Land Use Ordinance amendment adding 20% residential lot coverage for the Harbor Shoreland/Commercial Fisheries, Maritime Activities zones as presented.

Motion approved 4-1 (Wulsin opposed).

Discussion of solar arrays ensued. The consensus was to amend the Land Use Ordinance to allow CEO approval for solar ground mounted arrays of up to 5000 square feet for commercial, and up to 2500 square feet for residential. Any size above those will require Planning Board approval. Solar arrays of 15,000 square feet or more for commercial or residential are not allowed.

With regard to industrial solar arrays (arrays 50,000 square feet or larger built for the purposes of selling the electricity generated), the Board agreed they should be prohibited at this time, knowing the Town can revisit such a policy in the future as necessary and when the Town has the time to create an informed policy.

Discussion on the Land Use Ordinance and the Site Plan Review Ordinance ensued.

Mr. Wulsin moved, with Mr. Harper seconding, to recommend to the Selectboard inclusion in the Town Meeting warrant the Site Plan Review Ordinance changes as drafted.
Motion approved 5-0.

- *Bass Harbor Marine 57 Granville Rd,
Map 012 Lot 034 Findings of Fact*

Mr. Wulsin moved, with Mr. Harper seconding, tabling the Bar Harbor Marine discussion until the January 23, 2024 meeting.
Motion approved 5-0.

6. NEW BUSINESS:

- *Consultant from "A Climate to Thrive" on Solar Power – Tanvi Koushik*

A Climate to Thrive representative Tanvi Koushik was in attendance. She hoped to have a discussion on the solar power needs of the Town, including the possibility of a solar power ordinance.

Town Manager Jesse Dunbar noted Ms. Koushik's work is part of the State of Maine Community Resilience Partnership Grant.

7. OTHER:

There was no Other Business.

8. CEO ISSUES: *Table 1. Land Uses*

It was agreed CEO Higgins would create a potential draft change for review at the next meeting.

9. SET DATE FOR NEXT MEETING: *SUGGESTED January 23rd, 2024*

Mr. Harper moved, with Ms. Gott seconding, to set the next meeting date for January 23, 2024, 6:00 p.m. at the Kelley Meeting Room.
Motion approved 5-0.

10. ADJOURN

Mr. Harper moved, with Ms. Gott seconding, to adjourn.
Motion approved 5-0.

The Meeting adjourned at 8:01 p.m.

Chair Mark Good

Date