

**TOWN OF TREMONT
PLANNING BOARD MINUTES
August 22, 2023**

1. CALL TO ORDER

Chair Good called the Planning Board Meeting to order at 6:01PM.

2. ROLL CALL

Lawson Wulsin, Brett Witham, Beth Gott, Ben Harper, and Chair Mark Good were in attendance.

There were no absences.

3. ADJUSTMENT/ADOPTION OF AGENDA

Mr. Witham moved, with Mr. Wulsin seconding, adoption of the Agenda as presented.
Motion approved 5-0.

4. MINUTES:

Minutes of July 25, 2023

Mr. Witham moved, with Mr. Wulsin seconding, approval of the July 25, 2023 Minutes as presented.

Motion approved 4-0-1 (Gott in Abstention).

Minutes of August 8, 2023

Mr. Witham moved, with Mr. Wulsin seconding, approval of the August 8, 2023 Minutes as presented.

Motion approved 5-0.

August 8, 2023 Minutes Motion was later revised:

Mr. Wulsin moved, with Mr. Harper seconding, approval of the August 8, 2023 Minutes as presented.

Motion approved 4-0-1 (Witham in Abstention).

5. Public Hearing

Tom Benson

Amendment #1, Elizabeth Herrick, et. al.

Cherie Magnello

Tax Map 5 Lots 2A & 2B

Chair Good called the Public Hearing to order at 6:04PM.

There were no comments from the public.

Chair Good closed the Public Hearing at 6:05PM.

6. OLD BUSINESS:

Tom Benson

Amendment #1, Elizabeth Herrick, et. al.

Cherie Magnello

Tax Map 5 Lots 2A & 2B

Findings of Fact

Review of the Herrick Subdivision amendment ensued.

POLLUTION: Mr. Wulsin moved, with Mr. Witham seconding, that the criteria has been met. The proposed amendment will have minimal effect on water and air pollution; the project is a lot line adjustment and there is an existing well.

Motion approved 5-0.

SUFFICIENT WATER: Mr. Wulsin moved, with Mr. Witham seconding, that the Sufficient Water criteria has been met. The subdivision amendment is a lot line adjustment and will not have any effect on the water available.

Motion approved 5-0.

MUNICIPAL WATER SUPPLY: Mr. Wulsin moved, with Mr. Witham seconding, that the Municipal Water Supply criteria is Not Applicable: there is no municipal water supply.

Motion approved 5-0.

EROSION: Mr. Wulsin moved, with Mr. Witham seconding, that the Erosion criteria has been met. The proposed amendment will not cause unreasonable soil erosion or reduction in the land's capacity to hold water.

Motion approved 5-0.

TRAFFIC: Mr. Wulsin moved, with Mr. Witham seconding, that the Traffic criteria has been met. The proposed amendment will not cause unreasonable highway or public road congestion.

Motion approved 5-0.

SEWAGE DISPOSAL: Mr. Wulsin moved, with Mr. Witham seconding, that the Sewage Disposal criteria has been met. The proposed amendment will not have an adverse impact on the septic.

Motion approved 5-0.

MUNICIPAL SOLID WASTE DISPOSAL: Mr. Wulsin moved, with Mr. Witham seconding, that the Municipal Solid Waste Disposal criteria is Not Applicable. There is no Municipal Solid Waste Disposal.

Motion approved 5-0.

AESTHETIC, CULTURAL, AND NATURAL VALUES: Mr. Wulsin moved, with Mr. Witham seconding, that the Aesthetic, Cultural, and Natural Values criteria is Not Applicable. The proposed amendment will not add structures and will therefore have no adverse impact on the surrounding area.

Motion approved 5-0.

CONFORMITY TO LOCAL ORDINANCES AND PLANS: Mr. Wulsin moved, with Mr. Witham seconding, that the Conformity to Local Ordinances and Plans criteria has been met. The proposed amendment conforms with the Town of Tremont's local ordinances and plans.

Motion approved 5-0.

FINANCIAL AND TECHNICAL CAPACITY: Mr. Wulsin moved, with Mr. Witham seconding, that the Financial and Technical Capacity has been met. The Applicant is not proposing any additional road or development work.

Motion approved 5-0.

SURFACE WATERS AND OUTSTANDING RIVERS: Mr. Wulsin moved, with Mr. Witham seconding, that the Surface Waters and Outstanding Rivers criteria is Not Applicable. The site is not near any watershed, pond, or lake.

Motion approved 5-0.

GROUNDWATER: Mr. Wulsin moved, with Mr. Witham seconding, that the Groundwater criteria has been met. The proposed amendment will not change the quantity or quality of the groundwater.

Motion approved 5-0.

FLOOD AREAS: Mr. Wulsin moved, with Mr. Witham seconding, that the Flood Areas criteria is Not Applicable. No portion of the subdivision amendment is within the flood zone.

Motion approved 5-0.

FRESHWATER WETLANDS: Mr. Wulsin moved, with Mr. Witham seconding, that the Freshwater Wetlands criteria is Not Applicable. No portion of the subdivision amendment is within a wetland area.
Motion approved 5-0.

RIVERS, STREAM, OR BROOK: Mr. Wulsin moved, with Mr. Witham seconding, that the Rivers, Stream, or Brook criteria has been met. No rivers, streams, or brooks within the proposed subdivision amendment area have been identified on the map.
Motion approved 5-0.

STORMWATER: Mr. Wulsin moved, with Mr. Witham seconding, the Stormwater criteria has been met. Proposed amendment is following best practices for stormwater management for any development.
Motion approved 5-0.

SPAGHETTI LOTS PROHIBITED: Mr. Wulsin moved, with Mr. Witham seconding, that the Spaghetti Lots Prohibited criteria is Not Applicable. The proposed amendment contains no spaghetti lots.
Motion approved 5-0.

LAKE PHOSPHOROUS CONCENTRATION: Mr. Wulsin moved, with Mr. Witham seconding, that the Lake Phosphorous concentration criteria is Not Applicable. The proposed amendment is not within the area of a great pond.
Motion approved 5-0.

IMPACT ON ADJOINING MUNICIPALITY: Mr. Wulsin moved, with Mr. Witham seconding, that the Impact on Adjoining Municipality criteria is Not Applicable. The proposed subdivision does not cross municipal boundary lines.
Motion approved 5-0.

LAND SUBJECT TO LIQUIDATION HARVESTING: Mr. Wulsin moved, with Mr. Witham seconding, that the Land Subject to Liquidation Harvesting criteria is Not Applicable.
Motion approved 5-0.

Mr. Wulsin moved, with Mr. Witham seconding, to approve the Elizabeth Herrick subdivision amendment #1 application, as presented.
Motion approved 5-0.

7. NEW BUSINESS: None

8. OTHER:

Chair Good inquired about the dredging project.

Chair Good reported that CEO Sarah Abbott would be leaving her position.

9. CEO ISSUES: None

10. SET DATE FOR NEXT MEETING: *SUGGESTED SEPTEMBER 12, 2023*

Mr. Wulsin moved, with Mr. Witham seconding, to set September 12, 2023, 6:00PM, and the Harvey Kelley Meeting Room as the date for the next meeting.

Motion approved 5-0

11. ADJOURN

Mr. Witham moved, with Mr. Wulsin seconding, at adjourn.

Motion approved 5-0.

The Meeting adjourned at 6:37PM.

Chair Mark Good

Date