


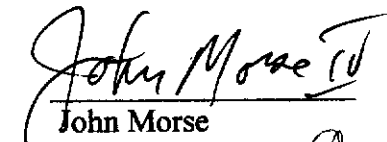
Town of Phippsburg
Appeals Board
Hearing for a Variance for Loren Becker
November 11, 2008

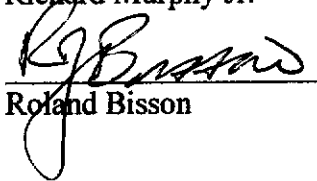
Present: Mr. Thomas Totman, Chairman David Thombs, Mr. John Morse, Mr. Storrs Bigelow, Mr. Richard Murphy Jr., and Mr. Roland Bisson as alternate

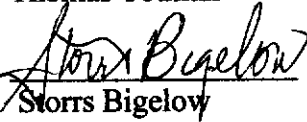
Chairman Thombs explained the reason for the Hearing was for an after the fact sideline setback variance for Mr. Becker at 66 Water Cove Road (Map 028, Lot 015) for a porch. The porch is 4' X 19' and 6' X 10'. Mr. Becker is legally blind and the porch was built to allow him to put up plywood over his windows for winter. Mr. Larry Mosier was present on behalf of Mr. Becker. Mr. Mosier presented the abutter notices and to the Board a drawing of the property and the porch attached. The porch is 56' from the high water mark and 50' from the center of the road. Chairman Thombs made it known that he was an abutter and was not the one who complained that the sideline setback was not met. The Board considered many options including removal of the porch, however, and ADA variance was granted. Mr. Morse made this motion- This is an ADA variance for the 6'x 10' and 4' x 19' deck on the north side of the house. This variance will expire and structures will need to be removed upon transfer of ownership from the current owner, Mr. Loren Becker, within 30 days of transfer. This variance will be recorded with the deed within 30 days. Mr. Murphy seconded, Chairman Thombs abstained, unanimous vote. Board members signed the application and the Hearing was ended.

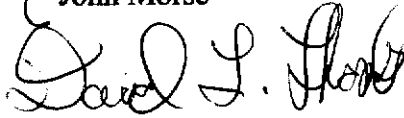

Richard Murphy Jr.


Thomas Totman


John Morse


Roland Bisson


Storrs Bigelow


David L. Thombs

Town of Phippsburg
Appeals Board
Hearing for a Variance for Kai Jacob
November 11, 2008

Present: Mr. Thomas Totman, Chairman David Thombs, Mr. John Morse, Mr. Storrs Bigelow, Mr. Richard Murphy Jr., and Mr. Roland Bisson as alternate

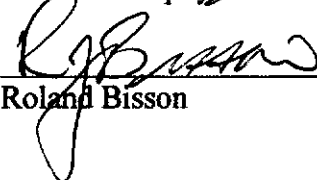
Chairman Thombs explained that this Hearing was for a temporary variance for Kai Jacob, 606 Main Road (Map 006, Lot 009) for storage buildings on his property while renovating his home and garage. The non-conforming lot has a 250' setback from the shore and a 75' setback from the road; both the house and garage are grandfathered. Chairman Thombs asked why Mr. Jacob was there. Mr. Jacob responded by saying the CEO had sent a certified letter stating that the storage buildings he built were in violation of the Town's Ordinance and that he was looking for a temporary variance to keep the storage units until his house and garage were renovated. Mr. Jacob also provided abutter notices and 2 abutters were present, Mr. Albee at 610 Main Road and Mr. Clifford at 515 Main Road.

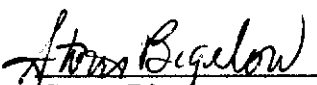
Mr. Jacob explained that he had gone to the Planning Board for a business permit for selling greenhouses and flowers. He was denied the permit, however the Planning Board told him he could have 4 garage sales a year and sell those items then, as well as applying for a building permit for a 30% expansion of his garage and house. Both the CEO and the Selectmen have said that no new structures are allowed on the property. Mr. Jacob also said he did not feel the storage units would be a problem if they were for his own personal use and has the frames to build more. Mr. Jacob was asking for a one year temporary variance until his home and garage were livable. Mr. Totman said there are no temporary variances given, it's either a variance or not and read from the Appeals Ordinance on the 4 hardship rules. The Board explained what each hardship meant and concluded that the hardships could not be met. Both Mr. Albee and Mr. Clifford expressed concern and the hope of understanding while Mr. Jacob tries to make what he has better. Neither of the abutters present had a problem with the structures and wished that Mr. Jacob would be allowed to keep them to protect his property. Mr. Morse suggested to Mr. Jacob to apply for a 30% expansion permit from the Planning Board. Mr. Murphy asked Mr. Jacob to withdraw his appeal and see the Planning Board about the 30% expansion. Mr. Jacob withdrew his application and was told he had 30 days to remove the structures in violation of the Ordinance.

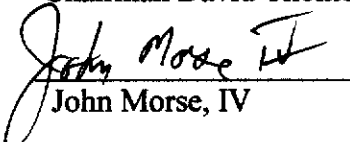

Richard Murphy Jr.

Thomas Totman


Chairman David Thombs


Roland Bisson


Storrs Bigelow


John Morse, IV