

Town of Phippsburg
Land Use Committee
Sept. 18, 2006

Present: Storrs Bigelow, Marie Varian, Mary Bowker, Les Smith, Chair Rainey, Brent Hershey

Chair Rainey opened the meeting at 6:06 and passed out new ordinances- bed & breakfast, flood plain and appeals. New implementation/land use names and addresses and memo about meeting with Stacey Benjamin on October 5th at 6pm.

Committee discussed state issues with comp plan- only repercussions for not being “consistent” with the state is not getting grants that the Town doesn’t qualify for anyway. Ordinances are old and out dated- need to be rewritten. Both Chair Rainey and Mr. Bigelow recommended that **all** definitions be looked up and written out specifically.

Keeping rural character was also discussed- the view from the road most important. Mr. Smith mentioned that there were 17 lots over 100 acres in 2001- in 2004 less than 10- there may not be as much open space as thought.

Land Use Ordinance is to be addressed first. Committee decided to keep Shore Land Ordinance separate- and more restrictive, using the DEP guidelines. Land Use for land and Shore Land for inside 250 ft of water. Mr. Smith motioned to keep the two Ordinances separate and make the Shore Land Ordinance more complete as what is defined by this committee. Mr. Hershey seconded, unanimous vote.

Mr. Smith defined the shore land as within 250ft of fresh water, wet land, streams, rivers, oceans with Districts and exceptions included. Chair Rainey said to protect the resource should use the amount of frontage as a guideline for the setback of structures. There are no completely built-out subdivisions in town and no limit to impervious land in the Land Use Ordinance.

Mr. Smith went over his handout regarding village cores. Multi-unit buildings to try and keep the elderly and young transitional people here, but not in the shore land zone.

The Shore Land Ordinance must be done within a year. As the Ordinances get rewritten- send them to Town Meeting to be voted on. Chair Rainey said an opportunity to change for the better is at hand – time to think outside the box.

Mrs. Varian motioned to adjourn, Mr. Hershey seconded, unanimous vote.
Adjourned at 8:12 pm.

Lynn Totman- Recording Secretary