

Town of Phippsburg
Land Use Committee
October 2, 2006

Present: Chair Lee Rainey, Les Smith, Clifford Newell, Marie Varian, Storrs Bigelow, Laura Sewall, Brent Hershey, Mary Bowker, Timothy Lewis

Chair Rainey opened the meeting at 6:05

Members went over minutes of Sept 18, made 4 corrections, Mrs. Varian motioned to accept meeting minutes with changes, Mr. Smith seconded, unanimous vote. Members went over the minutes of August 21, made 5 corrections, Mrs. Varian motioned to accept the minutes with corrections, Mr. Bigelow seconded, unanimous vote.

Chair Rainey reminded the members of the October 5th meeting with Stacey Benjamin from the State Planning Board. There is no law about being consistent. There is no proof that an inconsistent Comprehensive Plan will affect a court case, as long as the Town follows the Ordinances. The basic argument for the Town about trying to become consistent is that the Town needs to move on. Instead of trying to make the Town consistent, to change all the Ordinances at once at Town meeting. A new census is coming and may cause great havoc with some figures. The maps in the Plan will never be current, always behind.

Mr. Smith motioned to have a minimum of 5 members of committee for a quorum, Mrs. Varian seconded, unanimous vote. Mr. Smith motioned to hold meetings with 3 members minimum, but no voting to take place, Mr. Bigelow seconded, unanimous vote. The Committee's position on voting- majority rules with a quorum 3-2 approved, ties fail.

Laura Sewall asked that the minutes be more detailed.

Mr. Smith asked that when at Town Meeting that the Members speak as individuals not for the Committee. Compromises will have to be made while changing the Ordinances, and are subject to change until they are written as a warrant.

Mrs. Varian brought up that Mr. Rufus Coes is planning on submitting a warrant to be voted on at the next Town Meeting to change the Shoreland Zoning Ordinance in Section 15.B.6-A. removing the 10,000 ft requirement of suitable septic soils and replacing it with 2 complete septic designs to accommodate the proposed square footage- so if the first system fails the other system is already in place. If the warrant passed, it will still need to be approved by the DEP.

Mr. Smith said the Road Committee has/will by February 2007, Land Use Road Standard Ordinances for Land Use, Shoreland and Subdivision, for this Committee's review.

The Nature Conservatory (to whom Mr. Hatch is giving the land too) is getting the abandoned subdivision that Mr. Hatch owned. If the 2000 acres is in fact taken out of build able land that makes almost 50% of protected land in the Town. Mr. Smith worries about the viability of the Town. Ms. Sewall expressed the intent of the Comp Plan to keep the Town rural. Chair Rainey wanted a definition of rural- 9 people here with 9 different definitions- control growth, no sprawl. The Hatch property solves a lot of issues

with the Comp Plan. Ms. Sewall hopes that the Conservancy is open to help the Town and that the Town is willing to help them.

Mr. Smith volunteered to go over the new tax map for accuracy and a better grasp of how much land is available for growth- with the Implementation Committee's help.

The Committee decided to go over the Land Use Ordinance Sections to be put into the Shoreland ordinances.

Sections

1.6-copy

1.7-copy

1.8-copy

2.1-copy parts not already in Shoreland adding to Section 1 purpose of Shoreland (current fee structure justifies salary for CEO, since building is where the money comes from.)

2.2-copy what is not in Shoreland

2.3-copy and adding more information to the 4th paragraph with procedures, limiting permits if not started with in a certain time frame.

2.4-copy

2.5-to review

2.6-copy

2.7-model State Building codes for Ordinances

2.8-copy and check

2.9-copy and check Standards Acts for updates (Mr. Hershey to check)

2.10-compare and take what is needed

2.11-compare and take what is needed

2.12-copy

2.13-copy and put some teeth into it-keeps records more accurate. State says \$10/ a day minimum fine.

2.14-copy

Chair Rainey to look into a computer copy of Ordinances to cut and paste to make this procedure easier. Also funds for new maps and such.

Mr. Bigelow motioned to adjourn, Ms. Sewall seconded, unanimous decision.

Adjourned at 8:34pm

Lynn Totman
Recording Secretary