

Town of Phippsburg  
Land Use Committee  
October 16, 2006

Present: Chair Rainey, Les Smith, Timothy Lewis, Storrs Bigelow, Marie Varian

Chair Rainey opened the meeting at 6:03 pm.

Members went over the meeting minutes of Oct.2; Mr. Smith motioned to accept with corrections, Mrs. Varian seconded, unanimous vote.

Members discussed fitting the Land Use Ordinances into the Shore Land Ordinances: looking into ways of creating setbacks by the width of the lots at the water- to simplify the Shoreland Zone, but still protect the resource. State of Maine just enacted an emergency plan for watersheds (with in specified areas) of 250ft for migrating birds.

Members went onto Section 3 of the Land Use Ordinances:

3.1 copy 1-4 updating to new current standards

3.2 copy and update to today's needs

3.3 review and make sure it is in Shore Land

3.4 copy 1, 2a&2c. strike 2b- review State law

3.5 copy 1, 2a-g, multi family rental units- as opposed to condos in SLZ- duplexes

Mr. Smith motioned not to move 3.5.2 to the Shore Land Ordinance. Chair Rainey seconded, unanimous vote.

3.6 copy 1 & 4. Add to 2- Town will seek removal of existing OBD's thru State grants as they become available. 3- Copy a, b, d. Change c to read privy shall be located on a suitable area as defined by a State Certified Soils Evaluator- including a report with soil test from said State Evaluator.

Mr. Bigelow motioned to adjourn, Chair Rainey seconded, unanimous vote.  
Adjourned at 7:18pm.

Lynn Totman  
Recording Secretary