

Town of Phippsburg
Land Use Committee
November 6, 2006

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

Opened at 6:04pm

Members went over minutes of October 16th. Chair Rainey explained his idea of how to protect the areas nearest to the water by having setbacks that are in direct correlation to how wide the lot is at the water's edge. For examples, if the lot has 150ft of frontage on the water than the house/buildings can not be any closer than 250ft to the water, at 200ft frontage, 200ft setback, a 300ft frontage-100ft setback and so on. The wider the lot the closer you can build to the water keeping in mind the Resource Protection criteria. Some kind of graph will need to be made to "sell" the ordinance change at Town Meeting. Mr. Hershey asked why in 50ft increments- Chair Rainey said it was just an idea to simplify the Ordinances. Mr. Bigelow worried that an acre lot (200x200) on the water would be "unbuildable" with this idea- Chair Rainey said yes- must have at least 2 acres. Mr. Smith motioned to accept minutes with changes, Mr. Bigelow seconded, unanimous vote.

Member discussed the next few meeting dates. Mr. Smith motioned to have meetings on December 4th, 2006, and January 15th, 2007, Mr. Hershey seconded, unanimous vote.

Mr. Smith mentioned that he went to an engineering conference and saw Jason House from Woodard & Curran. Mr. House helped work on the Comp Plan. Mr. House offered to help, using the State's list, with the Bowdoin Geology students on water issues that the Town may have.

Section 3 (cont.) Land Use Standards

3.7 Signs

3.7.1.d- add the word permanent. No permanent sign shall be located within 5ft of the traveled way.

3.7.5.a- re-word to say- Two real estate signs, not exceeding (4) four square feet in size are permitted on the property being sold, leased, or developed. (1) One directional sign, not exceeding (4) four square feet in size, to the property is permitted. A waterfront lot may have one (1) sign viewable from the water.

3.8 Water Quality Protection - Clarify, make stronger and move to Shoreland.

Note- pull Section 15.J from Shoreland into Land Use. In beginning of Shoreland Ordinance explain the permits required for building- CMA clause, especially storm water management.

3.9 Driveways and other Private Ways

3.9.1.a- remove words town road and replace with public and private roads

*re-define "road" for both Shoreland and Land Use

*define "way" for both Shoreland and Land Use

3.9.2.a- add- in accordance with best management procedures.

3.9.2.4- remove words as soon as possible and replace with best management procedures.

Mr. Bigelow asked if it was possible to have all Committees mentioned in the Ordinances be in **bold** print or somehow **highlighted**.

3.9.3- ok to move as is

3.9.4- move and keep- check Shoreland

Section 4 Administration

4.1- First paragraph- remove “who shall also serve as Plumbing Inspector”

Second paragraph- add at end demolition permits are handled in Section 2.14.

After some discussion on procedures on who to contact first when requiring a permit,

Mr. Smith motioned to adjourn, Mr. Newell seconded, unanimous vote.

Adjourned at 8:32 pm.

Lynn Totman
Recording Secretary