

Town of Phippsburg
Land Use Committee
December 4, 2006

Present: Les Smith, Storrs Bigelow, Marie Varian, Clifford Newell, Mary Bowker

Meeting was opened at 6:02 by Mr. Newell, acting as Chair.

While going over the minutes of Nov.20, 2006, Members discussed the size of real estate signs. Mr. Newell had measured some signs and said they are bigger than 5 sq.ft. (30x32)

Mrs. Varian motioned to accept the minutes, with the one correction, Mr. Smith seconded, unanimous vote.

Mr. Smith motioned that two (2) real estate signs (one on water side, one on roadside of property, if waterfront property), of not more than 5sq.ft. each, and a total of two (2) directional signs leading to the property, of not more than 2 sq.ft each for the Land Use Ordinance under Section 3.7.5-temporary signs. Mrs. Varian seconded, unanimous vote.

Using the State of Maine DEP Guidelines for Shoreland Zoning Ordinances, dated May 1, 2006, the Members went through the guidelines and decided which to keep and which to make stronger for the Town's Ordinance. Mrs. Varian reminded the Committee to be careful that they didn't just use the State guidelines; the Town's tougher in some areas.

Section 1 Purpose- fine, Shoreland matches State no need to alter

Section 2 Authority- fine, Shoreland matches State no need to alter

Section 3 Applicability- Re-do and make stronger- allow persons in a waterfront profession access to a dock or pier. *Strengthen docks and pier section of Ordinance later. – *define spring tide*.

Section 4 part B notes- Timber harvesting- options that Towns have is to allow jurisdiction to fall to the Forestry Dept. of the State or to regulate it themselves. The latter means no State help with jurisdiction. Look at timber harvesting on pg. 28 in Land Use Ordinance.

Section 5 Availability- Copy from State guidelines for Shoreland and move to Land Use as well.

Section 6 Severability- Combine and make the same for all Ordinances. (It is split up in both Land Use and Shoreland.)

Section 7 Conflicts with Other Ordinances- verify, keep and move to Land Use.

Section 8 Amendments- verify, keep and move to Land Use.

Section 9.A.7 Stream protection- verify, keep and move to Land Use.

Sections 9 & 10- the Members decided to not discuss the Districts/ Zoning. The note in the State guidelines (pg. 3) gives a strategy in how to accomplish districts.

Section 11 Land Use Requirements- Verify, keep and move to Land Use

Section 12 Non-conformance-

A. Purpose- DEP used the word "permitted"- call and ask the reason why.

Define permitted

B. General

1. verify, keep and move to Land Use

2. verify, keep and move to Land Use

C. Non-conforming Structures-

1. Expansion part in DEP guidelines- verify, keep and move to Land Use.
Alternatively part in guidelines- the Town did not approve MRSA Section 439-A at
Town Meeting.

- a. check with Shoreland Ordinance
- b. check with Shoreland Ordinance

Mr. Smith motioned to adjourn, Mr. Bigelow seconded, unanimous vote.
Adjourned at 8:06 pm.



Lynn Totman
Recording Secretary