

Town of Phippsburg
Land Use Committee
August 21, 2006

Present: Chair Lee Rainey, Les Smith, Brent Hershey, Marie Varian, Clifford Newell,
Laura Sewall, Timothy Lewis, Mary Bowker
Opened at 6:02 pm

Went over minutes of last meeting. Stoors changed to Storrs. Mr. Rainey motioned to accept minutes, Mr. Smith seconded, unanimous vote.

State issues: 1. summer residents, 2. public access, 3. future land use.

Mr. Smith said that the Road Committee is responsible for writing the new ordinances on pages 10-13 of comp plan. DOT is making plans now for 2008-2009 changes. Selectmen are to fill out a "shopping list" for DOT by January.

Ms. Sewall thinks the comp plan has given "marching orders" for what they need to write for ordinances. Keeping Districts different from zoning.

Mr. Smith- 8 villages with in Phippsburg- must decide if want to remain a core. Use the Land Use Ordinances or set own regulations within the core. Use the Land Use to make standards and define the individual cores, allow the different districts their own set of rules. Keeping in mind the water sheds- preserving the land will help keep water tables stable. Both water and septic need to be thought out as a unit. Leaving dirt roads dirt- no pavement: review DEP standards for impervious areas for drainage issues.

Mrs. Varian- need collective heads from each village core to get more ideas. Setting standards- lot sizes and setbacks- 3 or 4 choices. Making perimeters for cores. Inviting villages to discuss the standards. Agree to boundaries- and must explain the pros and cons of becoming a District.

Ms. Sewall- have incentives for developers to create affordable housing.

Chair Rainey- carrots for clusters, affordable housing and pricing to keep it affordable. Chair Rainey will press the Selectmen for up to date Tax Maps. "let's not think that just because land isn't being occupied doesn't mean it should be protected so no one can ever build."

The Committee discussed an impact fee that is regulated by the # of spaces/dwellings.

Affordable housing = own "neighborhood" for assessing property value.

Creating a "land bank" to make infrastructure to buy land for affordable neighborhoods

Mr. Smith- dos and don'ts for core Districts for next meeting

Chair Rainey- be careful with policies.

Mr. Smith motioned to adjourn, Mrs. Varian seconded, unanimous vote.
Adjourned at 7:55 pm

Lynn Totman- Recording Secretary

