

Town of Phippsburg  
Land Use Committee  
Feb. 5<sup>th</sup>, 2007

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

No minutes from last meeting because it was cancelled. Opened at 6pm.

Chair Rainey received a letter from the State outlining new hi-value fresh water areas that have to be rezoned to a full 250' of Resource Protected areas. (a copy of the map is with the original Minutes) Notification to all abutters, with public hearings must be done for abutters near Big Pond, Meeting House, North Creek, Parker Head Swamp, Pasture Brook (marsh), Big Beaver Pond, and the Pond behind Meadow Brook Campground. Mrs. Varian motioned that the Chair of this Committee write a letter to State Rep. Leila Percy and Senator Paula Benoit with the Committees objection of non-funded mandates with respect to the letter. Mr. Bigelow seconded, unanimous vote.

Committee went over the Minutes of the Dec. 4<sup>th</sup>, 2006 meeting. Mrs. Varian motioned to accept, Mr. Newell seconded, unanimous vote. With discussion about the Minutes of Dec. 4<sup>th</sup>, the Committee discussed the word permitted. Chair Varian motioned that the Chair petition the DEP for a definition of permitted that they use in Section 12 of the State Ordinances. Mr. Smith seconded, unanimous vote. Mr. Smith also motioned that permitted be defined as -an allowed use only with a written, approved permit issued by the Planning Board. Mrs. Varian seconded, unanimous vote. Mr. Bigelow said that the word permitted should be removed and replaced with "allowed by permit" everywhere it is in the Ordinances.

Chair Rainey is responsible for melding the Land Use Ordinances into the Shoreland Zone Ordinances-hopefully just a matter of cut and paste on the computer. Chair Rainey asked Juanita- the Town's Assessor for maps to update the Zones. The Committee then discussed the problems with the mappers. The maps are not done. The mappers have been paid with no results forwarded. It was thought it might be time to ask the Selectmen to step in and get some results. Chair Rainey suggested following the rules and going to the Implementation Committee for help. Mrs. Varian and Mr. Smith volunteered to go to the Implementation Committee on Feb. 6<sup>th</sup>, asking for assistance with getting the updated maps- full maps by lot number and money to reproduce the maps. This Committee will come to a stand still soon if the new maps with all the new zoning information updated is not provided. Mr. Newell said that it is time for a letter from the Selectmen to the mappers. Ms. Sewall mentioned it might be a good idea to hire a person knowledgeable (consultant) for help in the wording of the Ordinances- Mr. Smith said there are legal charges for help in the rewrites already provided for. Mrs. Varian motioned to adjourn, Mr. Bigelow seconded- unanimous vote.  
Adjourned at 7:58pm.

Lynn Totman  
Recording Secretary