

Town of Phippsburg
Land Use Committee
February, 19, 2007

Present: Chair Lee Rainey, Les Smith, Clifford Newell, Marie Varian, Brent Hershey
Opened at 6:04pm

Committee went over the Feb. 4th minutes. Mr. Smith motioned to accept the minutes with corrections, Mrs. Varian seconded-unanimous vote.

Committee discussed the letter from the Budget Committee-(In file) Lawrence Pye, Chair of the Implementation Committee explained that \$5000.00 has been set aside for the Comp Plan Committees (Land Use & Implementation Committees.) Implementation Committee doesn't have a need at this point. If there is not enough, more will need to be asked for during this budget meeting session. It was decided to have the answer for how much to ask for at the March 5th meeting. Keeping in mind the Land Use map needs to be updated, Shoreland map needs to be colored, and all will need to be reproduced. Mr. Smith will ask Mr. Young for an estimate for new maps on Land Use and Shoreland maps (prefer keeping clean.) Mr. Newell asked to have Chair Rainey to speak to the original person who created the Comp Plan maps to show them exactly what the Committee needs/wants. Chair Rainey will call to set up an appointment or will take the original maps with him. Mr. Smith mentioned that the 2004 Town maps are ready and can be reproduced- Les & Mr. Shiebler are going to color and mark out new properties to the mappers.

Land Use Ordinances-Maine Guidelines

Sec. 12 C. Non-conforming

1. Committee decided after much discussion to stick with the original and not consider the alternate 30% rule.
2. A & B keep as is and move to Land Use also
3. ok to keep
4. ok to keep

D. 1, 2, 3 all ok to keep

E. 1, 2 ok to keep 3 a/b our Ordinances more restrictive- with grandfathering ok.

Sec 13 A. Resource Protected District

1, 2, 3, 4, 5 - which do you choose? if any. Committee needs to check Comp Plan for necessary adjustments. Districts were petitioned for to the State. Village District not included in the Maine Guidelines- will need to be petitioned for again. Committee discussed only using 4 districts to describe Phippsburg. Need to compare current districts with proposed state districts.

Chair Rainey said next meeting to discuss Table 1 on pg. 14 for Land Use in the Shoreland Zone.

Mr. Newell motioned to adjourn, Mrs. Varian seconded-unanimous decision.

Adjourned at 8pm.

Lynn Totman
Recording Secretary