

Town of Phippsburg  
Land Use Committee  
March 5, 2007

Present: Chair Lee Rainey, Les Smith, Marie Varian, Clifford Newell, Brent Hershey, Storrs Bigelow, Mary Bowker  
Chair Rainey opened meeting at 6:04 pm.

Committee went over Minutes of February 19, 2007. Mrs. Varian motioned to accept the Minutes, Mr. Hershey seconded- unanimous vote.

Committee discussed the prospects of the Nature Conservancy to ask for an exemption of taxes paid on the newly acquired Hatch property. Committee members were concerned that the land would become inaccessible- or the opposite and become a magnet for people to see the largest coastal preserve in Maine. Committee voted against accepting gifts with restrictions in lieu of taxes. Committee members are waiting for Town Meeting to get the particulars on what the plans for the land truly are.

Land Use in the Shoreland Zone pg.14 (DEP Guidelines)

After looking at the Town map, Chair Rainey motioned to take out Resource Conservation District in the Land Use Ordinances, Mr. Smith seconded- unanimous vote. Chair Rainey said that Resource Protection, Village, Residential and Steams Districts would be enough to define the Town. Definitions for "light commercial use" and "mixed use" for Village Districts are needed. Committee then went on to discuss the other Districts outlined in the DEP Guidelines. Chair Rainey is to call Mike Morse at the State, to find out if the Town's Village District will be allowed to exist, if not will the 50' setback be allowed in General Development 2, what the thinking was behind the separating of General Development Districts 1&2 and why they are not included in Table 1 pg.14. Mr. Newell pointed out that the Town's General Development District is verbatim of the State's GD1&2 together. Chair Rainey mentioned that the list from A-L on pg. 20 in Shoreland needs to be applied to whatever District it needs be.

Mr. Smith explained how some of the coloring of the new maps will be done. If a house is on the map-the lot will be yellow, any lot bigger than 10 acres gets a yellow square with a black dot for the house.

Mr. Smith motioned to adjourn, Mr. Hershey seconded- unanimous vote.  
Adjourned at 7:52 pm.

Lynn Totman  
Recording Secretary