

Town of Phippsburg
Land Use Committee
April 2, 2007

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

Mr. Newell opened the meeting at 6:15.

Mrs. Varian motioned to accept the Minutes of March 19, with corrections, Ms. Sewall seconded-unanimous vote.

Mr. Newell acted as Chair for Lee Rainey who had provided a letter from the DEP on migratory bird protection- page 9 A-1 of the MEDEP Book was set aside for later discussion. Mr. Newell also said that Mike Morse said that the Town could keep the Village District with the 50' setback. It was decided to read through the State's Resource Protection District to find differences to Town's and add to the preamble.

General Development District I- reads like Towns

General Development District II- adds the State's line of... In areas adjacent to Great Ponds the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this Ordinance. There shall be no newly established GD Districts or expansions in the areas of GD Districts adjacent to Great Ponds.

*Define- *adjacent*

*Define- *Great Pond* (state definition) –a list of the Great Ponds in Town.

Committee discussed combining Gen. Development I &II for Town Ordinance.

Mr. Newell to draft the two together for next meeting.

Village District- add "exclusive of Stream Protection District" to existing Ordinance.

*Define- *low intensity*

*Define- *high intensity*

Ms. Sewall to search the Web for Resort Ordinances.

Stream Protection District- read through to see if fits- take out salt water body and change Great Pond from mapped- Keep the 125' set back and perhaps adding a buffering clause.

The state guidelines- Table for Land Uses- the Committee questioned when the Planning Board has more authority to give permits, perhaps giving the CEO more responsibility or less depending on the situation.

Mr. Bigelow motioned to adjourn- Mr. Smith seconded- unanimous vote
Adjourned at 8:03.

Lynn Totman
Recording Secretary