

Town of Phippsburg
Land Use Committee
May 7, 2007

Present: Chair Lee Rainey, Les Smith, Storrs Bigelow, Marie Varian, Brent Hershey

Chair Rainey opened the meeting at 6:07pm.

Committee went over the Minutes of April 2nd. Committee discussed the Town's Ordinance of 125' setbacks with in the Stream Protection Districts compared to the State Guideline of 75'. Mr. Bigelow motioned to go with the State's recommendation of the 75' setback within the Stream Protection Districts which differs from the discussion of the April 2nd meeting. Mr. Hershey seconded- voted 5-0 unanimous for the 75' setback change. Mr. Smith motioned to accept the April 2nd Minutes with corrections- Mrs. Varian seconded- unanimous vote.

Chair Rainey handed out an e-mail from Katrina Van Dusen on an upcoming training session regarding aspects of planning and regulating subdivisions to protect habitat and open spaces- to take place at the Topsham Library on May 30th from 5:30 to 8

Committee discussed the lack of participation for the Land Use Committee meetings. Committee decided to let the Chair call those members who have not been attending the meetings to see where they are.

Committee went on to discuss the Guidelines from the State on Districts.

Note: Make sure to put into preambles about obtaining DEP permits for setback rules- even though the Town may allow certain setbacks, additional permitting may be required at State and Federal levels.

Resource Protection: After much discussion on the conversion of non-conforming structures with in the Resource Protection District from seasonal to year round Mr. Smith motioned that the Committee will agree to seasonal residencies being converted to year round residents as long as the State minimum requirements are met. Mrs. Varian seconded- unanimous vote. *Define:* seasonal

Limited Residential: Mr. Smith motioned to scratch "limited" from the State Guidelines and use the Town's Residential District. Mr. Hershey seconded- unanimous vote.

Commercial Fisheries/Maritime Activities: Mr. Smith motioned to delete Commercial Fisheries/Maritime Activities from the list and include it in the Village District, to expand and redefine it to give more deference to fisheries and maritime uses. Mr. Hershey seconded- unanimous vote.

Mr. Smith motioned to adjourn- Mr. Hershey seconded, unanimous vote.
Meeting adjourned at 8:01.

Lynn Totman
Recording Secretary