

Town of Phippsburg
Land Use Committee
August 27, 2007

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

Chair opened Meeting at 6pm.

Committee went over the Minutes of July 30th- Mrs. Varian motioned to accept the Minutes with corrections, Mr. Hershey seconded- unanimous vote.

Mrs. Varian motioned that members wait ten minutes after 6 to establish a quorum- if not 5 members present no meeting- Mr. Lewis seconded- unanimous vote.

Committee discussed meeting dates- Mr. Hershey motioned to have meetings every Monday night, excluding Holidays- Mr. Lewis seconded- unanimous vote.

Committee discussed work shop notes from July 30th- regarding road setbacks changing 50' on private roads to 35' and perhaps making provisions for variances to be provided by the Board of Appeals for smaller setbacks. Mr. Smith said the Road Committee is working on something for Emergency vehicles to be able to better access people on private roads (keeping trees cut back, being able to turn around). The Committee suggested a letter from the Fire Dept. to explain the reason why better access was necessary.

Table of Land Uses.

#26, #28 and #32- keep tabled until further definitions are provided.

#33. Uses similar to allowed uses- Mr. Bigelow motioned to have CEO 17 across the board- Mr. Lewis seconded, unanimous vote.

Note #16- Mr. Smith motioned to accept the changes to note 16 from July 30 workshop notes- Mr. Lewis seconded- unanimous vote. *Planning Board review required to determine if the activity of home occupation is in compliance with Sec (tbd). Standard Planning Board fee applies.

Pg 15. Land Use Standards

Min. Lot Standards-

(a) i. Mr. Smith motioned to keep the Towns 40,000 ft min. Mrs. Varian seconded- unanimous vote.

ii. ok with State

(b)- Tabled till next meeting.

Notes.

*Reversionary clause stating when a substandard/ non-conforming lot that is functionally water dependant sells or stops its function the lot cannot be used for another purpose other than to keep the water accessible.

Motion to adjourn by Mr. Smith- seconded by Mrs. Varian, unanimous vote.

Adjourned at 8:05

Lynn Totman-Recording Secretary