

Town of Phippsburg
Land Use Committee
September 17, 2007

Present: Chair Lee Rainey, Les Smith, Tim Lewis, Storrs Bigelow, Clifford Newell
Chair Rainey opened the Meeting at 6:03.

Committee went over the Minutes of Sept. 10th. Mr. Newell motioned to accept with corrections- Mr. Lewis seconded, unanimous vote.

Committee went over #33 in the Table of Land Uses. Mr. Smith motioned to have PB across the board, Mr. Newell seconded- unanimous vote.

DEP Guidelines pg 16

The first note was discussed- Mr. Smith motioned that the note be removed because it does not apply, Mr. Newell seconded- unanimous vote.

The second note was discussed and decided to make it #6 instead of a note. Read as- Clustered housing within the shoreland zone is allowed provided that the overall dimensional requirements, including frontage and lot area per dwelling unit, are met. When determining whether dimensional requirements are met, only land area within the shoreland zone shall be considered. Mr. Smith so moved- Mr. Newell seconded, unanimous vote.

B. 1. Principal and Accessory Structures

All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great ponds and rivers that flow to great ponds and at least seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in the General Development District the setback from the normal high-water line shall be at least twenty-five (25) feet, horizontal distance, and in the Village District the setback from the normal high-water line shall be at least fifty (50) feet, horizontal distance. However, for Commercially Functionally Water-Dependant uses there shall be no minimum setback within the Village District. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply. Chair Rainey motioned to accept as changed above, Mr. Lewis seconded- unanimous vote.

Note*: Committee would like to have Commercially Functionally Water-Dependant uses recorded somewhere in the deed of the property, so if property sells, it must remain FWD or be removed.

Mr. Newell motioned to adjourn- Mr. Bigelow seconded, unanimous vote.
Adjourned at 8pm.

Lynn Totman- Recording Secretary