

Town of Phippsburg
Land Use Committee
October 1, 2007

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

Chair Rainey opened the Meeting at 6:00.

Committee went over the Minutes of Sept. 24. Mr. Smith motioned to accept with corrections- Mrs. Varian seconded- unanimous vote.

Pg. 18 DEP Guidelines

(2) After much discussion Mr. Smith motioned to accept as follows, seconded by Mrs. Varian- unanimous vote. "Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Residential, Village, and Stream Protection Districts, shall not exceed thirty-five (35) feet in height- the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure. This provision shall not apply to structures such as transmission towers, windmills, antennas, chimneys, steeples, and similar structures having no floor area."

(3) Mr. Smith motioned to accept as read, without the underlined portion, Mrs. Varian seconded- unanimous vote.

(4) Mr. Smith motioned to strike "classified GPA" and add after it "and except for Commercially Functionally Water Dependant use within the Village District where lot coverage shall not exceed seventy (70) percent.", Mrs. Varian seconded- unanimous vote.

(5) Mr. Bigelow motioned to keep all of #5 a-g including the note on pg 19, Mr. Hershey seconded- unanimous vote.

(6) Mr. Smith motioned to keep as written by State- Mr. Lewis seconded, unanimous vote.

(7) & (8) Mr. Hershey motioned to add the Town's 7 & 8 to States version including amendments from Town Meeting on May 10, 2007- Mr. Smith seconded, unanimous vote. Mr. Smith also motioned to add the word "erosion" to the beginning of #8- Mrs. Varian seconded- unanimous vote.

** define erosion control*

C. Piers, Docks.....

(1)- (7) Motion from Mrs. Varian to keep as is, changing #8 to read "Except in the General Development Districts and Commercially Functionally Water Dependant Uses within the Village Districts, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.", Mr. Smith seconded- unanimous vote. Mr. Smith also motioned to keep the note on Pg. 20, Mrs. Varian seconded- unanimous vote.

Mr. Smith motioned to adjourn- Mr. Hershey seconded, unanimous vote.
Adjourned at 7:50

Lynn Totman- Recording Secretary