

Amendments to “Subdivision Ordinance, Town of Phippsburg, Maine dated June 21, 1990” (through May 6, 2008)

May 16, 1998 Town Meeting

• ***(Article #61)***

Section 3.0 Definitions and Fees:

Delete: The definitions for “Cluster Subdivision” and “Planned Unit Development (PUD)”

Replace with: "Land under unified management, planned and developed as a whole according to comprehensive and detailed plans, including street, utilities, lots and building sites, site plans and design principles for all buildings intended to be located, constructed, used and related to each other, and for uses and improvements on the land. Developments may be single operation or a programmed series of operations including all buildings and lands, with provisions for operation and maintenance of such areas and improvements and facilities necessary for common use by the occupants of the development."

Section 10.8.A. Cluster Developments, Purpose:

Delete: "net residential density shall be no greater than is permitted in the area in which the development is proposed."

Replace with: "acreage requirements of a Minor or Major Subdivision are met".

Section 10.8.B. Basic Requirements:

Delete: The entire wording of item 5.

May 17, 1999 Town Meeting

• ***(Article #59)***

Section 10.4. Skyline Building Height **Delete** and **Replace:** “No building shall be higher than thirty-five (35) ~~feet above lowest finished grade~~ measured from the mean original grade at the downhill side of the building to the highest point of the building”

Section 10.5.C. Lots **Add:** Any access/egress road for the subdivision shall have a 20’ setback from the subdivision’s property line.

May 15, 2002 Town Meeting

• ***(Article #80)***

Section 3.1 Definitions **Add:** “Abutter: A person who owns adjacent property and including property directly across any road.”

May 12, 2004 Town Meeting

• *(Article #79)*

Section 10.5.C. Lots

Delete the strike-through portion and add the underlined portion: In minor and major subdivisions, the plan and deed restrictions shall designate no more than two access/egress ~~roads~~ points, either roads or driveways, for the subdivision, unless there are special safety or topographical considerations to be determined by the Planning Board. Any access/egress road for the subdivision shall have a 20' setback from the subdivision's property line.

May 11, 2005 Town Meeting

• *Article (#87)*

1. Section 11.4 Additional Improvements and Requirements - Subsection C.

Add the underlined portion to the second sentence:

C. Names of new roads shall not duplicate, nor bear phonetic resemblance to the names of existing roads within the Town, and shall be subject to the approval of the E-911 Addressing Officer and the Planning Board.

2. Appendix A State Subdivision Law 30-A MRSA 4401-4407, Sub-4

Delete the entire Appendix A and replace with the Appendix A, State of Maine, Subdivision Law attached to page 42 of this warrant. Appendix A, State of Maine, Subdivision Law is also provided for review on page 79 of the Town Report.

3. Section 3.1 Definitions

Delete the strike through portion and add the underlined portion:

Densely Developed Area: ~~Is defined as any commercial, industrial, or compact residential area of 10 or more acres with existing density of at least one principal structure per 2 acres.~~ Refer to Appendix A.

Dwelling Unit: ~~A room or suite of rooms used as a habitation which is separate from other such rooms or suites of rooms, and which contains independent living, cooking, sleeping, bathing and sanitary facilities; includes single family houses, and the units in a duplex, apartment house, multifamily dwellings, residential condominiums, mobile homes and timeshare units.~~ Refer to Appendix A.

Freshwater Wetland: ~~“Freshwater wetland” means freshwater swamps, marshes, bogs and similar areas which are:~~

~~A. Inundated or saturated by surface or ground water at a frequency and for a~~

~~duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and~~

~~B. Not considered part of a great pond, coastal wetland, river stream or brook. Refer to Appendix A.~~

~~Principal Building: The building in which the use of the lot is conducted.~~

~~Principal Structure: Refer to Appendix A.~~

~~Tract, or Parcel, of Land: All contiguous land in the same ownership, whether or not the tract is separated at any point by an intermittent or nonnavigable stream, tidal waters where there is not a flow at low tide, or a private road established by the owners of the land on both sides of that road. Refer to Appendix A.~~

Add the following underlined portion to definitions:

New structure or structures: Refer to Appendix A.

May 10, 2006 Town Meeting

• *Article (#89)*

Section 11.2.F.9 Road Design Standards

Delete the strike through portions and **Add** the underlined portions as follows:

	Collector Road	Minor Road
9. Dead end or cul-de-sac roads		
	Radii of turn around at enclosed end	65' 65'
	<u>Dead-end roads shall have an adequate vehicle turn-around at the enclosed end.</u>	

Section 11.2.H Road Design Standards

Delete the strike through portions and **Add** the underlined portions as follows:

H. ~~Dead End Roads. In addition to the design standards above, dead-end roads shall be constructed to provide a eu-de-sae turn-around with 65' radii and 50' travel surface for delivery and/or emergency vehicles. The traveled way shall extend a minimum of 75' beyond a turning branch which shall also be a minimum of 75' in length. Travel surface of the turn-around extension and branch shall be a minimum of 30' in width.~~

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