

March 13, 2002

Phippsburg Planning Board

NEW BUSINESS HEARING

The New Business Hearing was called to order at 6:03pm.

Selectmen present: Proctor Wells and Mike Rice. Planning Board members present: Marie Varian, Chairman; Marion Hebert; Steve Thayer; Josh Bate; Bruce Kaake. Codes Enforcement Officer, Lee Rainey, was also present.

The New Business Hearing was called for the purpose of hearing Edward Hunt of 20 Hunt Street in Sebasco. Hunt desires to open and operate a sporting clays range on his property on the Sebasco Road (Map 31, Lot 1). Hunt explained that abutters Richard Hatch, Roland and Dianne Bisson and the Sebasco Church have been notified. He further advised that the range will operate from 8:00am thru 5:00pm Wednesday and Saturday and Sunday mornings only to preclude interference with Church services. Hunt stated that he wishes to build a parking area in the future, since the parking is now close to the Church, with an approximate 20 x 20+/- building to be used for storage. A portable toilet will be provided. The range will be located 500' +/- off the Sebasco Road and will be comprised of ten (10) stations. Some 40 Town residents attended the meeting in support of Hunt's proposal and several spoke of this venture being an asset to the Town. There was no dissension from any of the attendees. Hunt advised that abuttor Hatch was not in favor of the proposal, but did not act upon his dissension.

The application was unanimously approved by both the Selectmen and Planning Board members, after referring to the Land Use Ordinance Sections 1.6, 2.3, and 2.4, and the permit was signed. The \$95.00 fee was paid.

The New Business Hearing was adjourned at 6:24pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member

March 13, 2002

Phippsburg Planning Board

REGULAR MEETING

The meeting was called to order at 6:26pm.

Board members present: Marie Varian, Chairman; Marion Hebert; Steve Thayer; Josh Bate; Bruce Kaake. Codes Enforcement Officer, Lee Rainey, was also in attendance.

Varian explained that the meeting was called to order late due to participation in a New Business Hearing.

The first order of business was to hear the application presented by Allan and Millie Stewart of the Uncle Sam Rd. (Map 36, Lot 24, zoned Resource Conservation/Residential). The Stewarts desire to add a 8' x 12' bathroom to the rear of their seasonal camp. Abutters Kelly, Newell and Libby have been notified. The application was accompanied by two sketches of the camp. The building is now comprised of 665 square feet (4,464 cubic feet) and that 199.5 square feet (1,332.2 cubic feet) can be added. The addition would amount to a 66.75 square feet increase. Area for the new holding tank was pointed out. The application was unanimously approved in accordance with the Shoreland Zoning Ordinance Section 12.C.1.a. and signed by all members. The \$20.00 fee was paid.

The Board next heard from Clifford D. Newell, representing Louise Stebbins of the Brightwater Road (Map 35, Lot 33, zoned Resource Conservation/Residential). Newell requested (on Stebbins behalf) to overhaul and repair an existing landing, to construct a 3' wide x 12' long walkway with a gantry on the south side of the existing landing and construct a 3' wide x 32' long ramp and construct a 12' wide x 16' long float. The application was accompanied by a sketch of the proposed construction, a plot plan of the area, and several photographs of the existing structure. Harbor Master, K. C. Wells, gave verbal telephone approval to Varian for the project. Newell advised that abutters have been notified. He added that a "dock box" would probably be added to the float where boat accessories could be kept due to the distance from the cottage (140 feet from the dock to the cottage).

The Board gave unanimous approval to the application in accordance with the Shoreland Zoning Ordinance Section 15.C and was signed by all members. The \$20.00 fee was paid.

The February 13 minutes were approved as printed.

Varian distributed copies of the Planning Board Report for 2001 Town Report. She stated that Bate, Hebert, Kaake and she had attended the MMA workshop for Planning Boards and Boards of Appeal on March 12.

Varian presented draft changes for the Shoreland, Subdivision and Land Use Ordinances. A change to the Board of Appeals Ordinance was also enclosed. The Board discussed these changes at length.

Clifford Newell would like an appointment to the Planning Board and Varian will present a letter to the Selectmen for their approval.

The meeting adjourned at 7:50pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member