

April 10, 2002

Phippsburg Planning Board

REGULAR MEETING

The meeting was called to order at 6:00pm. A quorum was declared.

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

The first item of business was to hear from John Wood of Island Surveys. Wood represents Abbie Sewall of Small Point (Map 20, Lot 9). In March 1977 a preliminary plan was presented to the Board by William Maier, Land Use Consultant. Mr. Maier was authorized by Sewall to act as her personal representative regarding the property. She requested a change from the 250' total Resource Protection to 125' Resource and 125' Residential. The preliminary plan proposed the spot change in zone classification of the 500' section between two poles, enabling Sewall to build on the lot. At that time it was recommended that an article be put in the warrant and presented at the May Town Meeting, which was done and approved.

Mr. Wood explained that he has been surveying the property for Sewall and he needs to locate the spot zone on the plan. He stated that it is not clear to him where it is. He referred to the 1997 Planning Board meeting with Maier and the article presented at the Town Meeting. It is his feeling, he further stated, that the description relating to the two poles, and approved at Town Meeting, could apply to anywhere on Route 216. He added that he would like to get a sense of exactly where the spot zone really is for future use and information. He stated that the two poles are actually 470 feet apart. He proposed starting at the first pole, which has been flagged, and going 500 feet up the road, since that is what was accepted at Town Meeting.

Varian stated that she was comfortable with signing a plan which mentions the Town Report and also the minutes of the Planning Board meeting as a back-up, if necessary.

Wood advised that he would make a plan with a note that recites all of this and, if the Board, or Chairman of the Board, would sign it stating that this is the approved location of the spot zone, he will put it in the Registry. Wood will bring the plan before the Board in May.

Varian advised that Clifford Newell has been appointed as an alternate member of the Board.

Codes Enforcement Officer, Lee Rainey, advised the Board that Scott Michaels of West Point (Map 27, Lot 35, zoned Village District) plans to tear an existing building down and

rebuild it, making it less non-conforming than it presently is. The bottom floor will be a water storage area (he is planning to install a reverse osmosis system), since he has salt water intrusion in his wells, and an apartment will be on the second floor. The water storage area will service five other properties and is not determined to be a change of use since there will still be living space on the second (and possibly third) floors. Rainey stated that Michaels' plans show that the construction will be under the 30% expansion limitation and he provided sketches of the existing and proposed footprints. The plan calls for a maximum of 686.179 square feet and maximum 7891.105 cubic feet.

Varian proposed that if Michaels could be reached during this meeting, an application could be filled out and signed by Board members. Rainey tried, but could not reach, Michaels. A motion was made to accept Michaels application for a 30% expansion, the document to be signed at a later date. The Board unanimously agreed. **Footnote (1):** On Friday, April 12, Rainey brought into Town Hall a completed application, with volume somewhat revised from Michaels' original sketch due to an excess of volume on the plan, although the square footage was all right. Hebert and Bate signed the application at Town Hall. Michaels will take the application to Varian, Kaake and Newell for signature. Michaels paid the \$20.00 fee. **Footnote (2):** On April 15, 2002, it was decided it would be better to have a new application devised to make the application and plan match the revised footages for the building replacement. The new application was approved with the restriction that the "overall square footage cannot exceed 1367.01 square feet. Footprint cannot exceed 683.505 square feet total. Volume cannot exceed 8741.912 cubic feet." The application also stated that the Codes Enforcement Officer has documentation to support the findings. Michaels took the application to Board members for signature.

The Board reviewed the first draft of a New or Expansion of Business form. Minor changes were made.

Varian explained the final changes to the Shoreland Zoning Ordinance amendments to be voted on at the May Town Meeting.

The March 13 minutes were approved as written.

Varian advised of the new State law regarding the definition of a Subdivision.

The meeting adjourned at 7:00pm.

Respectfully submitted,

Marion J. Hebert  
Recording Secretary/  
Planning Board Member

