

May 8, 2002

Phippsburg Planning Board

REGULAR MEETING

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

Board members present were: Marie Varian, Chairman; Steve Thayer; Marion Hebert; Bruce Kaake; Clifford Newell, Alternate. Board member Josh Bate was absent. Codes Enforcement Officer, Lee Rainey, was also in attendance. A quorum was declared.

The Board first heard from Richard Lee of the Lee Family Corp. in Small Point (Map 22, Lot 009). Lee is applying for permission to split a large parcel of land (7.4 acres) to family members, thus creating a minor subdivision. He provided the Board with a Subdivision Application, a Survey from Coastal and Woodland Surveying which described Lots 4, 5 and 6, a Preliminary Soils Test and description conducted by Stephen W. Tibbetts, a map of the area and a Flood Map.

Lee pointed out the proposed subdivision on the map. The application provided the names of Lisa Edge, Rodger Cuthbert, William Wyman and Myron Wyman as abutters and Lee stated that they have been notified. He further advised that there are no covenants or restrictions on the properties. The subdivision will be named Lee Family Division and will be recorded as such. Lee presented a survey plan of the proposed subdivision which the Board accepted as a preliminary plan.

The Board referred to Sections 5.2 and 6.0 of the Subdivision Ordinance which covers documents needed in an application. Lee will provide a copy of the deed, any other papers required and contour lines will be decided at a site inspection. The subdivision map will include the subdivision name, a box for revision notes and a signature section for Board approval. He also advised that the pins are in place.

Varian stated to Lee that our Ordinance does not require a site inspection on a minor subdivision but that the Board makes it a practice to do that. A site inspection was scheduled for May 12. The Board will observe and determine the need for contour lines. Lee presented a check for \$150.00.

The Board next heard from John Wood of Island Surveys. Wood represents Abbie Sewall of Small Point (Map 20, Lot 9). He presented the Board with a description of a spot zone which was voted on by the Town in 1997. The 250 foot setback, zoned Resource Protection, was reduced to 125 feet in that area by that vote. Reference to that Town Meeting was on the Final Plan. The plan was unanimously accepted, approved, and signed by Board members.

Varian introduced Ronald Whittier of the Branch Road in Small Point (Map 23, Lot 38, land leased from Wyman). Whittier desires to add a bedroom and screen in a deck on the one room structure. Along with the application, Whittier provided the Board with a sketch of the existing building and sketches depicting the proposed addition with dormers. Varian stated that Mr. Whittier had questioned whether he would like to try for a larger expansion, which the Board would have to refuse and refer him to the Board of Appeals. She referred to Section 12.C.1.a of the Shoreland Ordinance.

Rainey advised Whittier that just the addition with a seven foot ceiling height would amount to 980 cubic feet and that he only has 1008.4 in cubic feet to play with or 148.26 total square feet available. That amount does not include the dormers, Rainey further told the Board that there would not be enough footage allowable for even one dormer.

Whittier asked if the dormer was revised from 12'x14' to 12'x 12' would he then have enough for one dormer on the west side. Rainey told him that he would. Whittier decided to make this change and not apply to the Board of Appeals for more footage.

The Board and Rainey discussed the screening in of the deck with Whittier and he was advised that is was permissible.

Board members signed the application, after unanimous approval, with the stipulation that there be one dormer on the west side of the structure. Restrictions/comments on the application read:

total cubic feet available	1008.4
total square feet used	116.0
total square feet available	148.26
total cubic feet used	1008.4

Deck will not have a roof; only screen and framing.

Whittier advised that he will provide a letter of approval from land owner, William Wyman. He will bring a check for \$20.00 to the Town Treasurer at a later date.

The minutes of the April 10 meeting were approved as written.

Varian introduced Atty. Suzanne Nausbaum who is representing her mother, Virginia King, property owner in Popham. Varian explained that there will be a Board of Appeals Hearing on May 9 regarding the case of King vs. Richard Hill, et al. Nausbaum asked the Board many questions regarding the Ordinances, time constraints on filing an appeal and stated her concern regarding the fragility of Silver Lake which abuts her mother's property.

Varian presented each Board member with a copy of the Maine Municipal Associations letter regarding Subdivision Review and Title Search Procedures.

She further advised that a judge had ruled in favor of the Town of Phippsburg regarding the Poliquin v. Town of Phippsburg, et al. It was determined that a Business Hearing may be needed to cover an expansion of the Ocean View Campground store which was conducted in 1997. She stated that the Town Attorney, Richard Hornbeck is working on the findings.

The meeting was adjourned at 7:25pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member