

June 12, 2002

Phippsburg Planning Board

REGULAR MEETING

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

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

The first item on the agenda was to hear from Richard Lee, representing the Lee Family Corp., in Small Point (Map 22, Lot 009). This was the second discussion with Lee regarding a three lot family subdivision named the Lee Family Subdivision. Varian reported that a site inspection was conducted on May 12 and noted that the boundary pins were observed as well as the flagged septic sites. She also stated that they walked the Navy Road, which is a right-of-way/easement crossing two of the lots, and viewed the proximity to Big Pond. The lot boundaries along the Gun Club Road were also viewed. In her presentation of the site visit, she also noted "These lots are woodlands. At present, the family has no intention of building on the lots, but we viewed areas that could be logical building sites considering flagged septic locations."

Varian advised that the notice to the abutters had been mailed on May 14, 2002 and provided a list of those abutters. Only William MacFayden was present. A letter from Arthur F. Williams was received which stated that he had no input at this meeting.

Lee provided the Board with a letter stating that the Small Point Water Company will service the three proposed lots and private septic systems and that there is more than enough land on each lot for a private well, if someone should choose that option. A County Soil Survey map was also presented to the Board.

There was much discussion regarding Subdivision roads vs. driveways and how each would apply to this Subdivision Application in accordance with the Ordinance. It was determined that only one cut from the Navy Road would be the best way to handle this situation. The cut would form a "Y" leading into each lot. Rainey stated "Due to the topography of the location, all three lots will be served by separate driveways location of which will be approved by the CEO prior to installation."

Lee will attend the July meeting at which time he will provide a topography map showing the outline of the parcel, a copy of the deed, and final plan

Rainey advised the Board that Richard Murphy of the Painted Point area had approached him recently asking about the possibility of having a 6 x 8 foot shed being erected on his dock for storage of an outboard motor and lawnmower. Varian pointed out that there is a

difference between recreational and commercial uses and cited Section 15.B.a. of the Shoreland Zoning Ordinance. Murphy's request, she further stated, would fall into the category of a recreational water use and, therefore, would not be allowed. Rainey will contact the State to see if an amendment has been made to the law regarding Functionally Water Dependent Uses.

Varian advised that there will be a training session about local administration of the Shoreland Zoning Law on Thursday, June 27 in Brunswick. Several Board members expressed an interest in attending this session.

Rainey informed the Board that Sea Spray Kayak is operating a business at Sebasco Harbor Resort. He asked the Board's opinion of whether a Business License is required. He explained that this service is offered to the public, not just to guests of the Resort, and that monies received have nothing to do with the Resort. It was decided that a Business Permit is in order and a letter from the Resort should be received by the Board stating that they are allowing this business to operate on their property

Angie Zimmerman presented another draft of a New or Expansion of Business Form. This was discussed and minor changes were advised.

Varian provided Board members with copies of amendments to the Shoreland, Land Use and Subdivision Ordinances.

The minutes of the May 8 meeting were approved.

The meeting was adjourned at 7:50pm.

Respectfully submitted,

Marion J. Hebert,  
Recording Secretary/  
Planning Board Member