

July 10, 2002

Phippsburg Planning Board

REGULAR MEETING

The meeting convened at 6:05pm. Board members present were: Marie Varian, Chairman; Marion Hebert; Josh Bate. Members Steve Thayer and Bruce Kaake were absent as was Alternate, Clifford Newell. Codes Enforcement Officer, Lee Rainey, was in attendance.

The first item on the agenda was to hear from Candace Watson of Rogers Neck (Map 6, Lot 14). Ms. Watson explained that she is in the process of negotiating the purchase of the property. She is currently renting the small log cabin on the property and before purchasing asked the Board what she would be allowed to do regarding a 30% expansion and conversion to a year-round dwelling. The non-conforming property is zoned 250' Resource Protection. She provided the Board with photographs of the existing dwelling and stated that the 30% proposed expansion would be a screened porch.

Varian advised Watson that, under the Ordinance, she would not be allowed to build closer to the water. The possibility of moving the structure back was discussed to gain footage for the porch; also, the possibility for a foundation was discussed. If Watson decides to purchase the property, she will come back before the Planning Board in August.

Richard Lee of the Lee Family Subdivision on the Gun Club Road in Small Point (Map 022, Lot 009) came again before the Board to present the Final Plan for the 3-lot family subdivision. He presented three paper copies and one mylar for signature. He also presented a topo map showing the elevations and location of the site and copies of the Deeds to the property. The documents complete the Subdivision Application. A complete application, an application for Subdivision Approval, and a Subdivision Plan Review Checklist for a Minor Subdivision was examined and as all items were addressed, the Board signed accordingly. The maps and mylar were signed by Board members.

Lee advised the Board that he and his cousin are planning to buy the old Wyman Store in Small Point. One or two apartments would be involved, with an adjacent parking. He asked if there are any Ordinances regulating the grade of the parking lot in relation to the road elevation. The Board said no, but Rainey stated that the State has jurisdiction regarding driveway entrances.

Varian advised that the "usage" has gone by because the store has not been used as such for many years but that if, eventually, Lee wished to convert it to a store again, there is nothing in the Ordinances which would stipulate that he do anything more than come before the Board for a Business Hearing at which time the abutters or anyone else would have an opportunity to speak if they have any comments. The Board of Selectmen and

Planning Board would take all testimony into consideration at that time, she further explained. Lee asked the Board's opinion as to how the Town would feel if he fenced and gated in the proposed parking lot along with a buffer of trees so that it is no longer available to the general public as it is now. Varian answered that, in her opinion, the Town could not have much to say. Lee advised that he is anticipating a problem with people who are now using the area without permission, but acknowledged that the problem would be his. He further stated that he intends to have the parking lot locked up for the summer and, at the end of August, he would unlock it and make it available to the public. As a protective measure, Varian advised that Lee have tests conducted of all wells around the property to establish the present condition of those neighboring wells.

Les Smith, Sub-Committee Chairman for the Comprehensive Plan, approached the Board to discuss an analysis of the existing Land Use and Shoreland Zoning Ordinances. He touched upon many of the points of the Ordinance and they were clarified by the Board and Rainey.

Warren Hudson of Little Cox's Head (Map 13, Lot 55) again came before the Board with an application requesting that permission be given to finish part of the lower half of the house including entrance and exit platform and walkway connecting both. Hudson has an approved application for a foundation and decking but prefers to have a 30% living space in the foundation. Rainey advised that Hudson is still 115 square feet over the allowed expansion, that there is 325.5 feet expansion allowed without any lower deck at all. Hudson's application was denied again with the comment "Applicant requests more than 30% expansion. Board recommends application be presented to Board of Appeals."

The minutes of the June 12 meeting were approved as written.

Bate and Hebert reported on the Shoreland Zoning Training session held on June 27 in Brunswick. It was agreed that it was very informative, but it was agreed that it was lake oriented and it would be useful to have a session on coastal shoreland. Alternate, Clifford Newell, also attended the session.

The meeting adjourned at 7:30pm.

Respectfully submitted,

Marion J. Hebert,  
Recording Secretary/  
Planning Board Member