

Town of Phippsburg
Planning Board – Special Meeting
17 January 2007

Present: Chair Marie Varian, Clifford Newell, Mark Hawkes.

MEETING IS OPENED AT 6:43PM

Chair Varian states purpose of meeting as to address a Lesser Buffer Permit issue pertaining to Jennifer Bichrest and the Purse Line Bait Company (Purse Line Inc.). It is made known that earlier in the evening there was a site-walk taken of the property and that directly afterwards was held an Expansion of Business Hearing to discuss the construction of a new 25' by 60' truck garage, a 50' by 50' expansion to the freezer and the installation of a 2000 gallon Bio-Diesel fuel tank. It is made clear that the expansion permit was approved with the condition that a lesser buffer permit be acquired from the Planning Board because the Truck garage is going to be built on an existing foundation that is closer then 100ft to the residential property line of Richard Palmer.

It is made clear that under Sec. 11.7 of Phippsburg's Land Use Ordinance, the Planning Board has the power to grant lesser buffer permits in situations where the topography of the land, the nature of the vegetation or building provide screening that is equal to the protection that would be provided by the required buffer, and also when the character of a neighborhood is predominantly commercial.

Chair Varian then asks Jennifer Bichrest to pose her case.

Mrs. Bichrest states that there is a 30ft barrier between one point of the intended garage construction site and the adjacent Palmer property to the east and south and that this area is covered by vegetation. It is also made known that the next southerly adjacent property is a commercial boatyard. It is made known that on the northeast side there is cover provided by trees. The property to the northeast is owned by a commercial fisherman.

Clifford Newell states that the closest abutter, Richard Palmer has made it clear in discussions with the applicant and the CEO that the construction of the garage will provide more of a buffer then what is already there.

Chair Varian asks for any questions or comments; there are none.

Motion to approve Lesser Buffer Permit is made by Clifford Newell. Motion is seconded by Mark Hawkes. Motion is unanimously approved.

\$20 Fee Paid

Motion to adjourn meeting is mad by Clifford Newell. Motion is seconded by Mark Hawkes. Motion is unanimously approved.

MEETING IS ADJOURNED AT 7:00PM