

Town of Phippsburg – Planning Board and Board of Selectmen
PUBLIC HEARING
June 27, 2007
INNOVATIVE DESIGN – A.K.A. KAI'S SHOP
Tax Map 006, Lot 009

CPD 8/29/07
ABD 8/29/07
LRL 8/29/07
CPD 9/11/07
KJ 9-11-07
SWT 9-11-07
KJ 10/9/07

Present

Planning Board: Clifford Newell, Steve Thayer, Robert Smith, Mark Hawkes
Selectmen: Alan Douglass, Everett Perkins, Lawrence Pye
Code Enforcement Officer: Lee Rainey
Applicant: Kai Jacob

Quorum established. Meeting is called to order at 6:12PM.

Kai Jacob, 606 Main Road Tax Map 006, Lot 009 ~ regarding continuation of Mr. Kai Jacob's business application of "Innovative Design" a.k.a Kai's Shop consisting of woodworking, boat building & repair, sales & mechanical repair, summer rental, small plastic green houses, cut flowers for the sale on premises.

Timely notice was given and no written comments were received by mail, phone or in writing from the public.

It is made known that one, Larry Albee is present at the meeting. Mr. Albee is a direct abutter, he has no comments.

Mr. Jacob hand delivered detailed information for the board's review regarding his business plan.

Mr. Newell read, Table 1, Uses in the Shoreland Zone, item 15. Of the total business package presented by Mr. Jacob this section of the ordinance would allow only the growing and selling of flowers. Kai was given an explanation of a Home Business (section 1.8) and suggested it may be more appropriate for what he is trying to achieve. Mr. Newell reviewed, item by item, the Home Business plan 1.8.

Alan Douglass suggests dealing with each item individually.

Everett Perkins asked Kai if this could be a Home Business under section 1.8 of the Land Use Ordinance. Mark Hawkes explained the difference of commercial and home based business. Kai understood and agreed to a home based business.

Mr. Newell makes comment that Kai Jacob is able to have four yard sales per year, for two consecutive days each, to sell his products.

Kai indicated that he understands the restrictions of wood working to include, all work to be conducted inside, waste disposal plan & no outside displays.



Bob Smith makes a motion that an approved metal cabinet is used to hold flammable liquids and material is required. Motion is seconded by Alan Douglass. Motion is unanimously approved.

Alan Douglass makes a motion to allow boat building, repair and sales, inside the garage. The Motion is seconded by Steve Thayer. Motion is unanimously approved.

A thirty percent expansion was explained and comment was made to bring it to a regular planning board meeting.

The summer rental of trailer was removed by Kai Jacob from the application.

Alan Douglass makes a motion to allow mechanical repair testing outside, restricted to 9AM - 5PM Monday - Saturday. The Motion is seconded by Mark Hawkes. Motion is unanimously approved.

Everett Perkins makes a motion to consider small plastic green houses under wood working. The Motion is seconded by Lawrence Pye. Motion is unanimously approved.

Everett Perkins makes a Motion to allow the growing and selling of cut flowers from raised beds up to 8" high. The Motion is seconded by Alan Douglas. Motion is unanimously approved.

Manual power boat rental request is removed by Kai Jacob.

Mark Hawkes makes a motion to accept all material and information presented at the hearing by Mr. Jacob to become part of public record. The Motion is seconded by Everett Perkins. Motion is unanimously approved (an amendment that the dimensions may not be accurate).

Mr. Newell makes a Motion to be sure that all hazardous material removed from boats will be disposed of properly. The Motion is seconded by Mark Hawkes. Motion is unanimously approved.

Mr. Newell makes a Motion that the maximum number of cars at any one time is 5 including the owners. Amended to require traffic to drive in and drive out (no backing onto Route 209). There will be no parking on Route 209, the owner will discourage this. The Motion is seconded by Everett Perkins. Motion is unanimously approved.

Alan Douglass makes a Motion to discourage parking on Route 209. The Motion was seconded by Everett Perkins. Motion is unanimously approved.

Alan Douglass makes a Motion to allow only a 2' square foot business sign. The Motion was seconded by Mr. Newell. Motion is unanimously approved.

EAP 8/29/07
ABD 8/29/07
LAP 8/29/07
CP 9/11/07
AP 9-11-07
SWT 9-11-07
RH 10/9/07



EAD 8/29/07
ABD 8/29/07
LRP 8/29/07
9/11/07
7-11-07
9-11-07
x/9/07

Finding of facts

The combined Boards accept the reading of Section 1.8 by Mr. Newell. Alan Douglass makes a Motion to accept. The Motion is seconded by Bob Smith. Motion is unanimously approved.

A Motion that only two people may be employed outside the family. Motion made by Alan Douglass, The Motion was seconded by Lawrence Pye. Motion is unanimously Approved.

No unreasonable nuisance, waste discharge, offensive noise, vibrations, smoke, dust, odors, heat, glare, radiation may be generated. Motion made by Alan Douglass. The Motion was seconded by Mark Hawkes. Motion is unanimously approved.

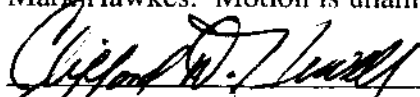
The home business may not expand beyond the limits with out obtaining a permit under section 2.3. Motion made by Everett Perkins. The Motion was seconded by Steve Thayer. Motion is unanimously approved.

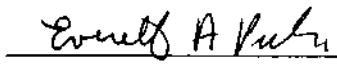
Mr. Newell made the comment that wood working, boat building and repair plus sales, mechanical repair, small plastic green houses and cut flowers would be allowed. Motion made by Everett Perkins. The Motion was seconded by Lawrence Pye. Motion is unanimously approved.

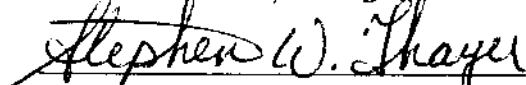
Alan Douglass made a Motion that the rental of manual powered boats is not part of the business. The motion was seconded by Everett Perkins. Motion is unanimously approved.

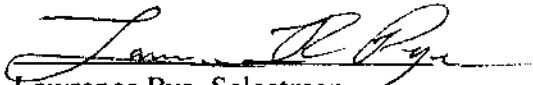
Amendment to require driving in and driving out. Not to back onto Route 209. There will be no parking on Route 209, the owner will discourage this. Motion made by Alan Douglass. The motion was seconded by Everett Perkins. Motion is unanimously approved.

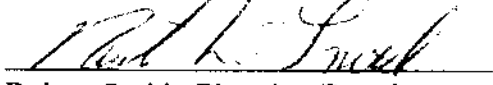
8:00 PM. - Motion to adjourn hearing is made by Clifford Newell. Motion is seconded by Mark Hawkes. Motion is unanimously approved.

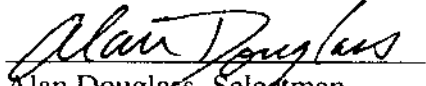

Clifford Newell, Planning Board

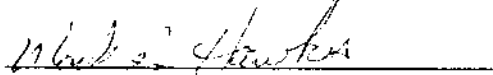

Everett Perkins, Selectman


Stephen Thayer, Planning Board


Lawrence Pye, Selectman


Robert Smith, Planning Board


Alan Douglass, Selectman


Mark Hawkes, Planning Board

