

November 13, 2007 at Town Hall

PHIPPSBURG PLANNING BOARD

REGULAR MEETING

The meeting was called to order at 5:00pm. A quorum was declared. In attendance were: Marie Varian, Chairman; Clifford Newell; Steve Thayer; Robert Smith; Alternate and Recorder, Marion Hebert. Chairman Varian appointed Hebert to fill in for Mark Hawkes who was absent.

BATES SHORTRIDGE

Three representatives of Bates College (74 Popham Road) approached the Board with their application and site plan for changing use from a single family residential to a "small non-residential, scientific facility for science and education use" at the "Bates Shortridge" area (Map 45, Lot 57, zoned Resource Conservation District). A topographical survey has been done and was presented with the application and site plan. Architect, John Jacobson, has provided a new septic system design. Bates has decided to construct a new system rather than to expand the existing one. The representatives have met with CEO, Lee Rainey, and Fire Chief, James Totman. A site walk has also been conducted by the Planning Board. The Board unanimously approved the application with the following comment: "Consider under the Phippsburg Shoreland Zoning Ordinance. Change of Use is approved under Section 12.C.4. Applicant has proved impact will be no greater. New septic design is for 585 G.P.D. A holding tank of 1500 gal. will be installed for lab. waste. Driveway design is accepted. Sec. 14, Table of Land Use Item 15.F allows Scientific/Educational facilities in a Resource Conservation District. The Board considers this a small facility and that overnight stays do not constitute a residential situation." The motion was made and seconded. A check to cover the \$20 permit fee will be mailed to the Town Treasurer.

DANA AND STACIE GRONDIN

The Board next met with Dana and Stacie Grondin of 722 Main Road (Map 7, Lot 27, zoned Resource Conservation District). They stated that they wish to discuss whether making wedding cakes, etc. and catering is considered a Home Business. Mrs. Grondin advised that she will deliver all her baked goods and produce, thus eliminating a lot of traffic. Varian stated that, since this is zoned a Resource Conservation District, there are restrictions against commercial business. Thus, the application would have to be considered a Home Business as described under the Land Use Ordinance Section 1.8.5.a. A change of use permit under the Shoreland Zoning Ordinance Section 12.C.4 will also be necessary to allow the present barn usage to become used as the catering business facility. A motion was made that this will be considered a Home Business and the Board gave unanimous approval.



JANICE CARLSON - REPRESENTED BY STEPHEN MCNELLY

Stephen McNelly, representing Janice Carlson of 20 Grove Road in Small Point (Map 23, LL-25), next approached the Board. Carlson is requesting the expansion of a non-conforming structure with the addition of a deck using the 30% Rule. There is no letter of approval from landowner, William Wyman, at this date. McNelly will obtain such letter and come back to the Board in December or January.

ARTHUR RENO

Arthur Reno of 158 Fiddler's Reach Road (Map 004, Lot 33) presented the Board with an application to remove an existing 6/12 pitched roof on a shop/garage and replace it with a cape style roof, using less than the 30% expansion rule. The Board considered the application under Section 2.11 of the Land Use Ordinance regarding 30% expansions. The application was accompanied by sketches of the existing and proposed structure. The Codes Enforcement Officer has provided the square and cubic measurements of the expansion. The Board approved the application with the following comments:

	<u>Square Feet</u>	<u>Cubic Feet</u>
Existing	1008.0	11,424.0
Allowed Expansion	302.4	3,427.2
Permit Will Use	302.4	3,198.0
Footage Remaining	0.0	229.2

All Board members signed the application. The \$20 fee was paid.

ARTHUR RENO - REDUCTION OF SETBACK ON CAPT JOHN PARKER RD.

Reno further requested a reduction in the setback on his lot on the Capt. John Parker Road (part of Phase 1 of the Parker Head Colony Subdivision) located in the Resource Conservation District (Map 09, Lot 07). Homeowner association members are required to give a 70% approval for a variance in the 250' deeded setback .in that Subdivision. That approval has not been received at this time. Varian stated that a legal opinion may have to be obtained. Reno advised that he will speak with some of the Association members before he again approaches the Board in January.

MINUTES

The minutes of July, August, September and October were approved.

ANNOUNCEMENTS

Varian announced that there will be a Shoreland Zoning Training Session at 6:00pm on November 29 at the West Bath Fire Station.

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The Board of appeals will meet at 6:30pm on November 14.

A motion was made by Newell, seconded and unanimously voted to meet in December but to handle ~~the~~ applications only.

Newell made a motion to adjourn and the meeting was adjourned at 6:38pm.

Respectfully submitted,

Marion
Marion Hebert

Recording Secretary/ Alternate Board member

12/14/07
M.R.H.
C.D.M.
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11/13/07

