

Town of Phippsburg – PLANNING BOARD

MINUTES - REGULAR MEETING

December 11, 2007, at Town Hall

MEMBERS PRESENT: Marie Varian, Chairman; Clifford Newell; Robert Smith; Mark Hawkes

Chairman called the meeting to order at 5:00 PM. A Quorum was declared.

JANICE CARLSON, 20 Grove Road, Small Point, Tax Map 23, Lot 38-LL-25, requests an expansion of a non-conforming structure by adding a 10' x 16' deck. Discussion of this proposal began at the November Board Meeting. The structure is located on land leased from William Wyman. Ms. Carlson was represented by Roger Howard, who presented her Letter of Authority. Howard also presented a letter of non-objection from the land owner, William Wyman. The Codes Enforcement Officer, Lee Rainey, has visited the site and has submitted his report of square and cubic footages. The application also contained a drawing of the proposed construction.

The structure is non-conforming by virtue of being closer than 50' to the center line of Grove Road – such 50' setback is required by Section 2.11 of the Town's Land Use Ordinance. The Board reviewed the application and Ordinance criteria.

Motion made by Clifford Newell, seconded by Robert Smith, and unanimously voted to approve the application with the following notation:

Existing Footages	1147.583 sq. ft.	11,041.62 cu. ft.
Allowed for Expansion	344.2749 sq. ft.	3312.486 cu. ft.
Footages Requested	160.0 sq. ft.	0.00 cu. ft.
Remaining for Future Use	184.2749 sq. ft.	3312.486 cu. ft.

The \$20.00 Permit Fee will be paid to the Town Treasurer within one week.

AMENDMENT TO SECTION 1.8 OF THE LAND USE ORDINANCE: Sec. 1.8 conflicts with Sec. 3.7.3 as pertains to on-premise Home Business Signs. The Board proposes to correct the wording by amending Sec. 1.8 at the January 9, 2008, Special Town Meeting. Sec. 1.8 requires a size not exceeding two square feet. Sec. 3.7.3. requires a size not exceeding eight square feet. The Board acknowledged that when Sec. 3.7.3. was adopted as part of the 1993 ordinance re-write, Sec. 1.8 had not been worded to agree.



The Board unanimously voted to approve the draft and the Chairman will forward same to the Town Administrator. The Board voted to hold a Public Hearing on the amendment at 6:00 PM, December 20th, at the Town Hall. The Chairman will speak for the amendment at the Special Town Meeting.

MINUTES OF NOVEMBER 13TH were approved with a minor correction.

ELECTION OF OFFICERS: It was unanimously voted to continue with the present Chairman, Marie Varian, and the present Vice-Chairman, Clifford Newell.

ANNOUNCEMENTS included: (1) Candidates Night for Regional School Board positions at 6:00 PM, January 9th at the school; (2) Special Town Meeting at 7:30 PM, January 9th at the school to vote on acceptance of a monetary bequest from the McLanathan Estate to benefit the Phippsburg Fire & Rescue Department, and to vote on an amendment to the Land Use Ordinance; and (3) A Christmas Open House at 6:00 PM, December 21st at the Town Hall.

OTHER BUSINESS: None

ADJOURNED AT 5:26 PM on motion by Clifford Newell, seconded, and unanimously voted.

Respectfully submitted,



Clifford Newell, Vice-Chairman and Secretary Pro-tem

