

Town of Phippsburg

Planning Board – Site-walk

24 June 2007

PRESENT: Planning Board members Vice Chairman Clifford Newell, Mark Hawkes, Robert Smith and Builder Kevin Moriarty representing the owner(s).

SITE-WALK BEGINS AT 0815AM

Site-walk takes place at the residence of Hubertus V. Sulkowski, 25 Lookout Point Road, Tax Map 37, Lot 13. Mr. Sulkowski wishes to remodel and expand a cottage located on the property using the 30% expansion rule (Section 2.11 Land Use Ord.).

The cottage and a large year-round home are located on the parcel. The cottage is located approximately 25 feet from the high tide line; the other home is located 125 feet from the high tide line at the closest point. The setback of the year-round home was measured by Planning Board members. Purpose of the site-walk was to determine if the cottage had been abandoned and was unfit for occupancy at this time.

Although Spartan, the cottage appeared to be in useable condition. Electricity is provided from the other building and is functional at this time. Evidence of a water supply to a kitchen sink and outdoor shower was noted, however it not currently functional. An outhouse/privy is located adjacent to the building.

Any expansion of the existing structure must be towards the rear or southerly side of the building. Expansion toward the north, east, or west would further encroach on the shore-land. Mr. Moriarty stated that Maine DEP had responded to the Phippsburg CEO that the structure can stay in the present location.

Plans for a remodel include:

1. Minimal tree and or ledge removal (No blasting)
2. Installing a frost-wall and or concrete slab to support the new structure
3. Utilizing the footprint and volume of the out-building in the 30% calculations
4. Sewage and other septic needs to be provided by a system currently installed on the property.

SITE-WALK ENDS AT 0905AM



