

March 11, 2008

## **PHIPPSBURG PLANNING BOARD**

### **REGULAR MEETING**

The regular meeting of the Phippsburg Planning Board convened at 5:09pm. Attending were: Marie Varian, Chairman; Steve Thayer, Bob Smith, Mark Hawkes, Marion Hebert, Alternate.

#### **SEBASCO HARBOR RESORT - MERRITT MTN ROAD SUBDIVISION**

The Board first met with Steve Mohr of Mohr and Seredin and representing Sebasco Harbor Resort regarding the proposed three lot subdivision (Map 44, Lot 28). The name of the subdivision is proposed to be Island View and Fairwind Cottages. It is noted that the subdivision name has been changed from "Merritt Mountain Subdivision". There are currently two lots and the Resort proposes carving another 1.01 acre lot to be located at 8 Merritt Mountain Road. Varian reported for the record that a site walk was conducted at the Merritt Mountain lot prior to this evening's meeting. Mohr provided a revised Development Plan and Gilman Plat Plan dated February 27, 2008. The Board referred to Sections 5.2 and 5.6.3 of the Subdivision Ordinance. Varian announced that, for the record, maintenance of the Merritt Mountain Road should be done so that the existing structure on the proposed new lot should always be 50 feet from the centerline of the road (which has a 12' Right of Way). Mohr stated that it would be. Mark Hawkes stated the necessity of a culvert being installed along the side of the Merritt Mountain Road because of the drainage problem. Mohr will discuss the drainage problem with Resort owner, Bob Smith.

A letter to abutters will be mailed during the coming week. It was voted that the application is complete. Mohr was given receipts for a "Subdivision Application" and a "Complete Application" Mohr will be on the April 8 agenda with a Public Hearing being conducted prior to that. The \$150.00 fee for a complete Subdivision application was paid.

#### **OCEAN VIEW CAMPGROUND - CURTIS DOUGHTY**

The Board next heard from Curtis Doughty regarding a permit for rebuilding a seawall at Ocean View Park Campground, owned by Charles M. Konzelman, in Popham. (Map 14, Lot 41). Doughty presented a letter from Konzelmans Attorney, Roger Therriault, naming Doughty as Konzelman's representative. A letter from Pine Tree Engineering, Inc. included sketches of the proposed 250' seawall and noted that DEP and ACOE permits have been issued. Application to the Town is for only 250'. Varian advised



Doughty that, if Konzelman wishes to add more length to the wall in the future, he would have to come back before the Board. Doughty agreed to this.

Varian referred to Section 14, Item 30, Table of Land Uses, involving the filling and earth moving of more than 10 cubic yards. She asked if this should be considered an after-the-fact application considering that some boulders have been hauled and brought to the property. Discussion ensued. Doughty stated that the boulders have not yet been placed in the rebuild area. Motion by Bob Smith and unanimously voted that this would not be considered an after-the-fact application. The Board members signed the application with the following comment: "Permit given under Sec. 14 Table of Land Uses, Item 30 - filling and earthmoving of more than ten (10) cubic yards. Applicant has DEP and ACOE permits. This project has an engineered construction plan." The \$20 fee was paid.

#### **THOMAS AND HELENA WIRTH - STONEHOUSE HILL LLC**

The next item on the agenda was to hear an application from Thomas and Helena Wirth of the Stonehouse Hill LLC (Map 13, Lot 22-07). The Wirths were represented by contractor Michael Connolly. The application requested the construction of a shed dormer on the east side of the main school house structure. It was accompanied by sketches of the proposed addition. Varian advised that the Codes Officer has verified the construction footage.

Board member, Steve Thayer, stepped down from the meeting as his son works with Connolly. Bob Smith made the motion to accept the application and all Board members approved and signed the application which stated: "Permit given under Sec. 2.11 of the Phippsburg Land Use Ordinance. A permit was given on January 3, 2008 for expansion leaving 637.8 sq. ft. and 6166.898 cu. ft. for future use. This permit will use only 73.1 cu. ft. leaving 5693.798 cu. ft. with no change in square feet." The \$20 fee was paid.

#### **HERB THOMPSON/JULIE ERB - WOOLWICH - 50 FT. REDUCTION**

The Board next met with Herb Thomson and Julie Erb of Woolwich and who are requesting a 250 foot reduction of setback from the present ~~205'~~ <sup>250'</sup> Resource Conservation requirement for construction of a single family residence. (192 Capt. John Parker Rd.) (Map 10, Lot 12). The lot is zoned Resource Conservation and contains eight acres.

The application contained a Subsurface Wastewater Disposal System and an Infiltrator Cross Section. Both applications were signed by William H. Maier, Site Evaluator. The Board referred to Section 15.B.6 of the Shoreland Zoning Ordinance. A site inspection will be conducted on March 30.



The Minutes of February 12 were approved as read.

An Amendment to the Land Use Ordinance was discussed. An article will be placed in the Town Meeting Warrant to add a definition for "increasing the non-conformity of a structure." The Amendment met with unanimous approval of the Board.

The meeting adjourned at 6:24pm.

Respectfully submitted,

*Marion*  
Marion J. Hebert

Alternate member/ Recording Secretary

