

**MINUTES OF MEETING
PHIPPSBURG PLANNING BOARD
AUGUST 12, 2008**

MEMBERS PRESENT: Mark Hawkes, Clifford D. Newell, Robert Smith, Steve Thayer, and Marie Varian, Chairman.

Meeting was called to order at 6:00 pm.

1. Sebasco Harbor Resort, Sebasco Road, Tax Map 28, Lot 11.

Bob Smith, owner of Sebasco Harbor Resort, met with the Board for the purpose of describing in very general terms his ideas about removing existing buildings that are currently in the overboard discharge district, renovating other buildings, and constructing new buildings in accordance with the subdivision regulations. He reported that they are investigating the possibility of selling cottages to individuals, who would have the use of the property during their allotted time and would also be able to put the property into a vacation rental program to be operated by Sebasco Harbor Resort. The program under consideration is distinguished from a traditional time-share program, because ownership would not be shared and rental revenues would go directly to the owner. Mr. Smith presented this idea as a means of raising funds to be used to improve the Resort property. He outlined the objectives of his plan as follows:

- a. Renovate and improve what exists in the area between the Cushman Cottage to Shore Ledges;
- b. Reduce the footprint in the Shoreland zone
- c. Improve landscaping and waste disposal

Board members asked questions about the plan as it stands now, but there were no specific objections, and Mr. Smith made it clear that he was not yet in a position to make a proposal.

2. Patricia Percy, 916 Popham Road, Tax Map 14, Lot 5.

The application was considered under Section 12.c.1.a. of the Phippsburg Land Use Ordinance. Request was to expand the existing 10' x 10' deck to 10' x 26', with a 4' x 26' ramp using the 30% rule. Varian reported that, according to the CEO, there were ample square feet available: existing square feet are 2,392; allowed expansion is 717.76; proposal would use 264; remaining are 453.6. Cubic feet would not be affected. Noted that the change would not increase non-conformity. Newell moved to approve the request. Hawkes seconded. Motion was accepted unanimously. Applicant paid \$20 fee, and she was reminded that approved application needed to be recorded at courthouse and then submitted to CEO for building permit.

3. Arthur Reno, Capt. John Parker Road, Tax Map 9, Lot 7.

The application was considered under Section 15.B.6.a - d of the Shoreland Zoning Ordinance. Request was to reduce the setback for a new home in the Resource Conservation District from the required 250' to 210'. Reno had obtained signatures from 70% of the homeowners in the subdivision. Varian reported that she had received a letter from Oliver Dominic, President of the homeowners association President stating that the association had no objections at all to the request and that both abutters had given their approval. The proposal had the full support of the board of directors of the homeowners association.

Board determined that they needed to do a site walk. Site Walk was scheduled for 7:30 am on August 24th.

4. Consideration of Minutes of July 15, 2008.

Newell moved to accept minutes with minor corrections. Motion was seconded and passed unanimously.

5. Consideration of Notes from Site Walks on July 31, 2008.

Approved as submitted.

6. Announcements.

Mary Babikian, Harbor Island, Tax Map 30, Lot 18.01, sent the required annual written report on the status of the submerged utilities cable going to Harbor Island. Diver, Larry Mosher, had conducted the inspection and reported the cable is well submerged in the substrate.

Adjourned at 7:30 pm.

Respectfully submitted,

Channa A. Eberhart