

**MINUTES OF MEETING
PHIPPSBURG PLANNING BOARD
SEPTEMBER 9, 2008**

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

Meeting was called to order at 6:05 pm.

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

Continuation from last month of application for reduced setback in the Resource Conservation District. Varian referred to the site walk taken by members of the Planning Board on August 24th. At this site walk the Board viewed the proposed setback and proposed septic sites and saw nothing to object to. Asked for comments from the Board. None were offered. Varian noted that Applicant needed approval from 70% of the owners of the homeowners association. He has provided the signatures, as well as a letter from the homeowners association. Therefore, he has taken care of his covenant responsibilities. Varian referred to a map that was provided by the Applicant and showed setback and proposed house site. Newell moved to approve the application; Smith seconded. Motion approved unanimously.

Applicant paid \$20 fee by check. Varian noted that this was considered under Section 15.6.a-b-c-d of the Shoreland Zoning Ordinance. She also told Applicant that he would receive another bill for the cost of advertising the site walk.

2. William Hartney, 68 Atkins Bay Drive, Tax Map 13, Lot 45.

The application was considered under Section 12.c.1.a. of the Shoreland Zoning Ordinance. Non-conformity due to reduced setback from the road (28' vs. required setback of 50'). Request was to expand the existing structure using the 30% rule.

	<u>SQ. FT.</u>	<u>CU. FT.</u>
Existing	2,189.6	10,494.6
Allowed expansion	656.9	3,148.4
Permit will use	651.0	3,139.625
Remaining for future use	5.9	8.775

Varian was asked whether the CEO had inspected the property and agrees with the figures and the request. She reported that he had. Newell moved to accept the application. Thayer seconded. Motion was passed unanimously.

Applicant paid \$20 fee by check. Varian reminded Applicant that he had to record the approved application, return proof of recording to CEO, and then get building permit.

3. Elspeth Grant Pruett, represented by Lindell Walton, 171 Meadowbrook Road, Tax Map 38, Lot 13.

Expansion of non-conforming structure using the 30% rule, and construction of accessory building (garage). The application was considered under Section 2.11 of the Phippsburg Land Use Ordinance. Mr. Walton reported that the Applicant wants an extension from the back of the house. The addition will include a kitchen addition (21.5' x 12'), a 24' x 24' garage, and a breezeway connecting the garage to the house. The addition and new structure will be more than 75' from the road. Walton presented a letter from the Applicant authorizing him to represent her at the Board. Newell recused himself. Varian provided the pertinent footages:

	<u>SQ. FT.</u>	<u>CU. FT.</u>
Existing	1,278.5	11,059.2
Allowed expansion	383.6	3,317.8
Permit will use	366.0	2,655.0
Remaining for future use	17.6	662.8

Varian reported that Newell had been at the site and took measurements and that the CEO has checked the figures and has no objections to them. Confirmed that the required setback was 75' because it's a town-maintained road. Smith moved to accept the application as presented. Thayer seconded. Approved unanimously.

Applicant paid \$20 fee in cash. Varian reminded Applicant that he had to record the approved application, return proof of recording to CEO, and then get building permit.

4. Pendleton Woods Subdivision, Fiddlers Reach Road, Tax Map 4, Lot 34.

Smith recused himself and then reported that he had sold the Pendleton Woods subdivision parcel in its entirety and was therefore withdrawing his subdivision application. Smith reported that he did not know what the buyer's intentions were for the parcel. No further action is required by the Board or by Smith.

Letter presented to the Board from Smith withdrawing his application and stating that no further action is required by the Board.

5. Discussion of Changing Meeting Time Starting in November.

Newell moved that, starting in November, the Board would revert to winter hours and meet an hour earlier, at 5:00 pm. Thayer seconded the motion, which was passed unanimously.

6. Minutes

Varian reported that Minutes for the August 12th meeting of the Board were not yet ready. Newell moved to approve the Minutes of the August 24th Site Walk as submitted. Smith seconded. Motion accepted unanimously.

7. Announcements

Varian announced that the Maine Municipal Association is having its annual workshop for planning boards and boards of appeal. Closest one is on November 13, 2008, at the Augusta Civic Center. Smith said he'd like to go to it.

Varian reported that she would not be here for October's meeting on October 14th. So far, there is nothing on the agenda. Thayer moved to cancel the meeting unless something comes up that can't be delayed until November. Smith seconded the motion, which was passed unanimously.

Newell moved to adjourn. Motion seconded by Smith. Passed unanimously. Meeting was adjourned at 6:37 pm.

Respectfully submitted,

Channa A. Eberhart