

March 12, 2003

Phippsburg Planning Board

REGULAR MEETING

The meeting was called to order at 6:00pm. A quorum was declared.

Board members present were: Marie Varian, Chairman; Marion Hebert; Steve Thayer; Josh Bate; Bruce Kaake; Clifford Newell, Alternate. Codes Enforcement Officer, Lee Rainey, was also in attendance.

The first order of business was to hear from Robert Smith of 164 Fiddlers Reach Road (Map 3, Lot 47, Zoned Residential). Smith was accompanied by Kevin P. Clark of Sitalines in Brunswick, an Engineering and Surveying firm. Mr. Clark presented to the Board a sketch plan for a proposed 15 lot Major Subdivision comprised of approximately 52 acres. He pointed out that there is approximately 2500 feet of private road and explained that there is a stream which runs through the property. He further explained that there are issues which need to be worked out in the Spring with the Surveyor because of flood zone lines and soils.

Varian pointed out Section 5.2 of the Subdivision Ordinance and stated that everything necessary to the submission of the Sketch Plan was in evidence. The subject of a 'hammerhead' turnaround was discussed and Clark stated he would provide Rainey with a sketch of that proposed turnaround for approval by the Fire Chief. Varian further stated that abutters will be notified after submission of the Preliminary Plan and that a plan of the proposed Subdivision will be available at Town Hall for the abutters review.

Sections 10.5.C and 11.2.E of the Subdivision Ordinance regarding roads were discussed. The Sketch Plan shows that all lots except Lot 6 will be serviced by the Subdivision Road. Varian advised that she would put Smith/Clark on the Agenda for April if they were ready. If not, the Board will hear the application for the Preliminary Plan in May. The Board agreed that a fact-finding site inspection could be accomplished as soon as the snow is gone and lots can be accessed.

The Board next heard from Jennie Bichrest of Purse Line Bait in Sebasco (Map 31, Lot 52, zoned Village District with a 50' setback). Bichrest desires to construct a 24' x 24' concrete loading dock with roof on the northwest corner of her main building. Bichrest explained to the Board that the dock will be connected to the main building approximately 50 feet from the edge of the paved parking lot and will divert unwanted fish juice into the catch basin toward the tidal flows rather than a protected cove and away from an abutter. She added that this will make the business of loading and off loading much more efficient.

The application was accompanied by an explanation and sketch of this construction. Maps of the area also were presented.

Codes Enforcement Officer, Rainey, stated that he has visited the area and has no problem with the proposal. Varian advised that this, in her opinion, does not meet the criteria of an expansion of business and does not require a public hearing. The Board agreed with that decision.

The application received unanimous approval from the Board and was signed by all members. The \$20 fee was paid.

Bichrest next presented an application to replace and widen an existing wharf (Map 31, Lot 52, zoned Village District). The wharf will be widened from 8' to 12'. The present length is 172' and that length will remain the same. The application was accompanied by a sketch and description of the project. A similar proposal had previously been permitted by the Town and DEP in 1997. The construction was never accomplished. Photographs of the proposed construction site were also presented along with a current DEP Permit.

Bichrest explained that the existing wharf is badly in need of repair, will be removed and disposed of. Harbor Master, Doug Alexander, was in attendance. He agreed that the wharf needs replacement and a permit form was received with his signature.

The Board gave unanimous approval to the construction and the application was signed by all members. The \$20 fee was paid.

Varian announced to the Board that a new State Law defining subdivisions will go into effect January 2006. She and Rainey will review this change.

The Minutes of the February meeting were approved as written.

The meeting adjourned at 7:40pm.

Respectfully submitted,

Marion J. Hebert

Recording Secretary/  
Planning Board Member