

February 12, 2003

Phippsburg Planning Board

REGULAR MEETING

The meeting convened 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, also was in attendance.

The Board received an application from David Graham representing Mark Hubbert of 57 Cranberry Point Road (Map 7, Lot 13, zoned Resource Protection with a 250' setback). Mr. Hubbert has recently purchased the former Arthur Harrington property and desires to remodel the existing structure including a second floor dormer and add a small deck. Graham presented the Board with a complete set of proposed plans and a graph depicting calculations of the existing and proposed footages. The proposal calls for an up to 30% expansion. A letter of authority from Hubbert was also presented by Graham.

Graham explained that the volumes he has calculated do not include a "mechanical" (furnace, laundry, tool) area or garage on the lower level. He recalculated the footages and entered those revisions on the plan.

The Board referred to Section 12.C.1.a of the Shoreland Zoning Ordinance and gave unanimous approval to the application. It was signed with the following comments:

	<u>30% allowed</u>	<u>Proposed using</u>	<u>Balance</u>
Existing cubic ft: 25,390	7,617 cu. ft.	4,981 cu. ft	2636 cu ft.
Existing sq. ft. 3,175	952 sq. ft.	764 sq. ft.	188 sq ft.

See attached drawings.

The balances on the final figures are not to be used for living space, as they relate to the footages for the garage and mechanical space.

Mr. Graham paid the \$20 fee.

Tim Dumont, contractor, representing Dan and Joan Peacock of Small Point (Map 27, Lot 3, zoned RP), approached the board with an after-the-fact application to add a 10 x 9 foot bathroom addition on an existing cottage under the 30% rule. The application was accompanied by a letter of authorization from Peacock, photographs of the existing cottage and a sketch of the existing structure showing existing and proposed square footages. The existing cottage has 90 square feet (869 cubic feet). Dumont explained that the proposed addition would amount to approximately 9% of the allowed 30%.

Varian referred to Section 12.C.1.a of the Shoreland Zoning Ordinance relating to Expansion of Non-conforming Structures.

The Board approved the application and was signed with the following comment:

	Proposed using	30%	Bal. left
Existing:			
880 sq. ft.	90 sq. ft.	264 sq. ft.	174 sq. ft.
9475 cu ft.	869 cu. ft.	2842 1/2 cu ft	1973 1/2 cu. ft.

Mr. Dumont paid the \$40 fee.

The Board next heard from Anna Little of the Meadowbrook Road who has purchased a property on the Main Road (Map 7, Lot 28, zoned Resource Conservation). Varian stepped down from the meeting because Mrs. Little is her daughter. Vice Chairman, Hebert, conducted this portion of the meeting. Mrs. Little's application requested a renewal of a permit granted her on February 13, 2002, since she has not been able to commence construction.

The Board approved the renewal of this permit and it was signed by all members. The \$20 fee was paid.

Rainey advised the Board of the ongoing problem between Suzanne Nausbaum and Nancy Stimpson in Popham and that Stimpson has filed a lawsuit against Nausbaum. He further stated that the Hill-Johnson case has gone to court and is being determined by a Judge at this time. The Board also discussed the Gensheimer case.

The January minutes were approved with a minor grammatical correction pointed out by Board member, Josh Bate.

The meeting adjourned at 7:05pm.

Respectfully submitted,

Marion J. Hebert,  
Recording Secretary/  
Board Member