

January 14, 2004

Phippsburg Planning Board

REGULAR MEETING

The meeting was called to order at 6:03pm.

Planning Board members present were: Marie Varian, Chairman; Marion Hebert; Bruce Kaake; Clifford Newell; Josh Bate, Alternate. Codes Enforcement Officer, Lee Rainey, also attended.

The first item on the agenda was to hear from Bob Smith, manager of Sebasco Harbor Resort (Map 30, lot 11). Smith was accompanied by Steve Mohr, Landscape Architect. Discussion continued from prior meetings regarding an amendment to create one additional lot in the Phase 1 Subdivision. This would involve the reconfiguration and relocation of Long Cove Road. Varian advised that, as of this date, the one dissenting party to this relocation, Nancy Keefe, had signed off and FAX'd the appropriate papers to Smith, per telephone information from Keefe to Varian on 1/13/04.. Storrs Bigelow, spokesman for the citizens group on Long Cove Road advised that all eleven property owners on that road are now in agreement with the relocation project.

The Board was provided with an application for a Subsurface Wastewater Disposal System signed by Albert Frick and an Amended Sebasco Fairway Cottages Minor Subdivision Application signed by Steve Mohr. That application packet was dated October 1, 2003 and has not been changed with the exception of the note of agreement from Keefe. The plan was accepted by the Board. It was moved that the application be accepted and the mylar and copies were signed by all Board members. Varian will check to see if the \$50 lot fee and Public Hearing advertisement costs (approximately \$45-\$50) have been paid previously.

Susan Jones of 525 Main Road (Map 40, Lot 8) approached the Board to discuss the possibility of having a hot dog stand/ice cream business on her property. She presented the Board with two sketches of possible access/egress locations from the Main Road (Route 209), one being the usage of her existing drive and the other a new access. The stand would be portable, and Jones stated that she would like to have a few tables outside.

Varian advised Jones that she would need a New Business/Public Hearing. Rainey stated that he has received an application from Jones and that he would provide Jones with a list of abutters for which she would be responsible to notify. Varian further advised of the steps necessary to give approval of the plan per Land Use Ordinance Sections 1.6, 1.7, 2.3 and 2.4. The Department of Transportation will have to give approval for access onto Main Road before Planning Board approval of that curb cut can be obtained. A site inspection is scheduled for February 1 at 9am. A Public Hearing is expected to be held in February.

Walter Wilgus of 7 Tide Mill Lane (Map 1, Lot 1) presented the Board with an application requesting the addition of a front porch with two sets of stairs with railings along the road side of a house he has purchased in Winnegance (not his primary residence).

He provided the Board with pictures of the existing structure. The building is a non-conforming structure.. The addition of the proposed porch would make it more non-conforming and the application was denied with the comment: "Planning Board cannot grant permission to make a building more nonconforming. Land Use Ordinance Section 2.5 requires a 75' setback from centerline of Main Road - this house is only 60'." Wilgus will seek permission from the Board of Appeals.

Mark Hawkes, representing Lawrence Scott Jr., presented the Board with a revised preliminary plan for a four lot subdivision (Red Oak Acres Subdivision, Map 40, Lot 8). A site inspection was conducted on December 14. Varian provided Board members with a report of that inspection.

A letter from Soils Site Evaluator, William Maier, gave detailed reports on each of the proposed septic sites. A letter from Stockwell Environmental Consulting regarding wetland delineation was also provided as well as a permit for Route 209 access from the Department of Transportation, a Warranty Deed from Eldon Scott to Lawrence Scott, a letter signed by Scott appointing Mark Hawkes to act as his Agent, a map depicting the revisions made since the sketch plan was previously submitted, a copy of a letter sent by Varian to all abutters of the property and a Declaration of Easement Rights, Protective Covenants Restrictions and Reservations for the subdivision.

The Board went over the Declaration of Easement Rights and Covenant Restrictions in detail with Hawkes and pointed out further revisions that should be made before the final plan is presented. Items 1, 2, 3, 4, 9 and 12 will be referenced on the Final Plan. All of the remaining items should be left to the discretion of the developer. A revised document covering all Covenant revisions will be presented at the February meeting. Scott and Hawkes expect to have all documents necessary for voting on the Final Plan at that time. Kaake pointed out that the signature section on the Covenants should be clarified.

The Board wants to amend the Subdivision Ordinance wording regarding access/egress limits. Varian will draft these amendments and same will be discussed at the February meeting.

The December minutes were approved as printed..

The meeting was adjourned at 9:28pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member