

March 10, 2004

Phippsburg Planning Board

REGULAR MEETING

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

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

SCOTT MICHAELS

Rainey represented Scott Michaels of West Point (Map 27, Lot 49) regarding the West Point General Store property. He advised that the State Fire Marshall's office has ruled that the rooftop bathroom have more cubic footage which will require a change in the roof design. He presented an application signed by Michaels requesting to use 953.625 cubic feet of an available 2209.3 cubic feet. Available footage was determined by the Planning Board in a November 12, 2003. permit for building expansion.

The Board referred to Section 12.C.1.a of the Shoreland Zoning Ordinance and gave unanimous approval to the application which noted the available cubic footages as well as the footages to be used for this project.

SEBASCO HARBOR RESORT

Bob Smith of Sebasco Harbor Resort (Map 29, Lot 11) and Landscape Architect for the Resort, Steve Mohr, next approached the Board. Mohr explained that they would like to create a lot which would amend the Fairway Cottages Subdivision. A Sketch Plan was submitted to the Board for discussion. The creation of this lot would make it the sixth lot for sale and a total of seven lots on Lot 11. Mohr stated that a duplex originally proposed in this Subdivision was sold as a single dwelling unit instead.

Smith advised the Board that it is his intention to buy this existing property from the Resort Partnership, winterize it, and use it for his and his family's personal dwelling. Existing and proposed driveways, frontages, a proposed additional parking lot, septic and well sites were discussed. An existing wetland was delineated on the sketch.

A Final Plan will be presented to the Board in April.

AMENDMENT

Varian discussed a proposed amendment to the Subdivision Ordinance Section 10.5.C. The amendment will read:

“In minor and major subdivisions, the Plan and deed restrictions shall designate no more than two access/egress points, either roads or driveways, for the subdivision, unless there are special safety or topographical considerations to be determined by the Planning Board. Any access/egress road for the subdivision shall have a 20’ setback from the subdivisions property line.”

The wording change in paragraph one has been sanctioned by the Town’s Attorney. The Board discussed and approved the proposed amendment. Varian will present this to Mike Young to be put in the Town Report.

The February minutes were approved.

The meeting adjourned at 6:50pm.

Respectfully submitted,

Marion Hebert,

Recording Secretary/  
Planning Board Member