

October 13, 2004

Phippsburg Planning Board

REGULAR MEETING

The meeting convened at 6:00pm. Board members present were: Marie Varian, Chairman; Marion Hebert; Clifford Newell, Josh Bate, Alternate and Codes Enforcement Officer, Lee Rainey.

WALLES SUBDIVISION

The first item on the agenda was to hear from Ron Beal, Surveyor, representing Charles and Constance Walles of Small Point (Map 18, Lot 12). He explained that a typographical error on the Final Plan for the Charles and Constance Walles Subdivision (approved on 11/12/03) needs correction.

The Board also discussed the fact that an oversight was made on not making a provision for a driveway in the no-cut area. The driveway of Lot 4 will need to go through the no-cut area as there is no other access. Beal presented the Board with an "Approval of Amendment of Subdivision Plan" paper (prepared by Atty. John Voohees) which, Varian explained, could be used as an amendment rather than doing the whole plan over. The Board agreed that they were comfortable with this Amendment which stated:

1. Regarding Covenant #1 as shown on said Plan the Planning Board recognizes that a typographical error exists and the correct reading of Covenant #1 should be as follows:

"A twenty (20) foot No Cut Zone on the south side of the driveway to the Walles Residence with the Right of Charles and Constance A. Walles to maintain this twenty (20) foot strip."

2. The Planning Board acknowledges that construction of the driveway servicing Lot 4 on said Plan will require the cutting and removal of trees in said twenty (20) foot wide No Cut Zone and hereby approves same.

The Amendment was signed by all Board members and will be recorded as a revision of the Final Plan as well as cited as a provision in any deed to Lot 4. The \$20 fee was paid.

GARETH SMALL

The Board next heard from Gareth Small of 1585 Main Road (Map 44, Lot 15-01, zoned Residential District). Small wishes to construct a driveway in the Shoreland Zone along his southern boundary to access a rear lot. Rainey advised that the driveway will be more than 125 feet from the actual wetland. He added that Small will need a curb cut permit from DOT. The Board unanimously approved the application with the following

comment: “Per Section 14, Table of Land uses, Item 26 and per Section 15-H of the Town of Phippsburg Shoreland Zoning Ordinance. The \$20 fee was paid.

RINK VARIAN

Varian stepped down from the Board as her son, Newbold Varian III (Rink) approached the Board requesting a dock expansion in Sebasco (Map 32, Lot 15) Vice Chairman, Marion Hebert, conducted this portion of the meeting. Varian wishes to expand his existing 12’ x 40’ dock to 30’ x 60’ for commercial use. A letter of approval from Harbormaster, Doug Alexander, accompanied the application as well as several sketches and map of the area. He explained that his current boat is too deep to stay at the dock any less than 1/2 tide and at low tide there is no water. He stated that he has sent applications to the DEP and ACOE.

The Board referred to Section 15C of the Shoreland Zoning Ordinance and gave unanimous approval to the application. The \$20 fee was paid.

DAVID BARTER

David Barter of 23 Main Road (Map 1, Lot 2, zoned Village District) next approached the Board with an application requesting permission to replace an existing deck and expand the deck 2 feet in width and wrap around the backside of the ell. A sketch of the proposed construction and a copy of the property card accompanied the application. Rainey stated that Barter is well over 50’ from Winnegance Lake. The Board referred to Section 12.C.1.a of the Shoreland Zoning Ordinance and gave unanimous approval for the proposed construction. The application was signed with the following comments:

“Per Section 12.C.1.a of the Town of Phippsburg Shoreland Zoning Ordinance.
No cubic feet will be used.
Existing square feet: 1968
Allowed for expansion: 590.4
Expansion will use: 312.0
Square feet remaining: 278.4”

The \$20 fee was paid.

Rainey advised the Board of a potential lot of record problem on the Cox’s Head Road.

Rainey and the Board members discussed the time schedule for hearings on the Comprehensive Plan.

It was determined that a workshop will be held on 10/27 at 6:00pm to have discussion with the four campground owners in Phippsburg in preparation for possible updating of Ordinance criteria for operation of campgrounds.

The September minutes were approved.

The meeting adjourned at 7:35pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member