

October 26, 2005

Phippsburg Planning Board

SPECIAL MEETING

The Special Meeting convened at 6:00pm. Board members present were: Marie Varian, Chairman; Marion Hebert; Clifford Newell; Robert Smith and Mark Hawkes, Alternate. Codes Enforcement Officer, Lee Rainey, was also in attendance.

SEBASCO - TOWN PIER AT ACRE LOT

The Board first heard from Arthur Pierce Jr. of Sebasco regarding the enlargement of the Town dock in Sebasco Harbor (Map 31, Lot 60, zoned Village District). Pierce (Chairman of the Town Landing Committee) presented the Board with an application requesting the addition to an existing Town pier at the Acre lot, Sebasco, to include pier extension of 12' x 47-1/2' widening to a 24' x 60' "L" at the end. The funding and expansion of the plan was approved at the Town Meeting in May 2005. The application included names of the abutters who have been notified. It was accompanied by a map of the area showing the proposed site of the construction, another map showing the site and abutters properties, a letter of approval from Douglas Alexander, Harbormaster, a letter from the Department of Conservation granting an application for a submerged lands lease, a letter of consent from the ACOE and a detailed plan of the expansion from Prock Marine Company.

Varian referred to Section 14, Table of Land Uses Item 17.B and 15.C of the Shoreland Zoning Ordinance and stated that there was nothing in those sections that would prohibit approval of the application.

Newell made the motion that the application be approved as written which was seconded and met with unanimous approval. The \$20 fee was paid.

ANNOUNCEMENTS

Varian announced several upcoming workshops and reminded members of an upcoming site walk on the proposed Pratt Subdivision on the Clifford Road at 8:00am Sunday, October 30.

The October 12 minutes were approved as printed.

The meeting was adjourned at 6:24pm.

Respectfully submitted,

Marion H. Hebert

Recording Secretary/
Planning Board Member

Phippsburg Planning Board

PUBLIC HEARING

SEBASCO HARBOR RESORT (MAP 29, LOT 11)

The Public Hearing was called to order at 6:35pm. Planning Board members present were: Marie Varian, Chairman; Marion Hebert; Clifford Newell; Robert Smith; Mark Hawkes, Alternate. The Board was joined by Selectmen Alan Douglas and Everett Perkins.

The purpose of the hearing was to hear from Sebasco Harbor Resort for a change in the Business Permit which was issued October 9, 2002. Bob Smith, manager of the Resort, was accompanied by Steve Mohr of Mohr and Seredin (Landscape Architects, Inc.).

Varian explained that in 2002 the Board gave a permit for relocating three cottages (Driftwood, Edgewood and Sand Dollar) and the construction of two new buildings which increased by 18 the number of rental units at the Resort. A site walk was conducted in September of 2002. Mohr provided proof at that time that abutters had been notified. The Resort has not progressed on the project since receiving the permit, but work will commence this month.

The present application is to determine the relocation site of only the Edgewood cottage. The rest of the 2002 permit is valid as approved.

Douglas asked Mohr if abuttor notification had taken place regarding the moving of the one building in question named Edgewood. Smith explained that that particular cottage could not be moved to the permitted location because of a filter bed issue. Mohr presented copies of abuttor notifications which showed that 49 had been sent, 35 signed and returned, 2 refused, and 12 not returned. Douglas stated that, in his opinion, the 12 that were not returned does not meet the requirement in order to be approved. Varian referred to Section 2.3 of the Land Use Ordinance regarding proof of notification of abutters. Consensus showed that because the application did not have proof from all abutters, the hearing should be tabled until a later date.

Varian advised that Ona Barnet, abuttor and owner of Rock Gardens Inn, had emailed her and expressed concern over the proposed location of the Edgewood cottage and referred to Section 2.3 of the Land Use Ordinance regarding notification of abutters.

Smith further explained that the cottages will be moved to a staging area until work can commence on putting them in their final locations.

Douglas asked if all abutters should be renotified of another meeting on a new date. It was determined that the Boards would be satisfied if receipt from the 12 missing abutters was obtained. The New Business Permit was tabled and will be heard on November 9 at 5:30 pm.

The Public Hearing adjourned at 7:13pm.

Respectfully submitted

Marion H. Hebert

Recording Secretary/
Planning Board Member

October 30, 2005

DAVID AND JOAN PRATT SUBDIVISION

REPORT OF SITE INSPECTION

A site inspection was conducted on Sunday, October 30, 2005 at 8:00am on the property of David and Joan Prattt of the Clifford Road (Map 39, Lot 49). The inspection was attended by Marie Varian, Planning Board Chair; Marion Hebert; Steve Thayer; Clifford Newell; Robert Smith and Alternates Josh Bate and Mark Hawkes. Kevin Clark of Sitelines, Inc. was also in attendance as were a number of abutters and interested parties. At the onset of the inspection, Hawkes recused himself because of a potential conflict of interest.

The proposed 11-lot single family Major Subdivision was walked in its entirety with lot and roadway pins noted as well as boundary markers and flagged septic test pit sites. The Subdivision is comprised of 31.3 acres with 3.95 of those acres designated as open space. The proposed hammerhead turnaround was viewed. Several Board members, abutters and interested parties walked on the proposed lot number 4 which abuts Ann Lewis' property. The northeast section of the land is steep and is obviously a natural source of a water runoff problem on the Lewis property. Standing water was noted about the east and rear side of the house and a cellar sump pump hose was discharging water on the west side. Mrs. Lewis has concerns about the Subdivision and/or blasting may make that problem worse.

The road leading to the Subdivision from the Clifford Road has a 10% incline. It was determined that having fill brought in at the bottom of the incline and moving the road to the right several feet would alleviate the steepness of that incline bringing it to about 7%. The Pratts will consider that change.

The Pratts intend to submit a preliminary plan at the regular Planning Board meeting in November.

Respectfully submitted,

Marion H. Hebert

Recording Secretary/
Planning Board Member