

February 9, 2005

Phippsburg Planning Board

REGULAR MEETING

The meeting was called to order at 6:02pm. Board members in attendance were: Marie Varian, Chairman; Marion Hebert; Clifford Newell. Alternate member, Josh Bate, was also in attendance as was Codes Enforcement Officer, Lee Rainey.

SPUGNARDI

The Board first accepted an application signed by Dino Spugnardi (Map 37, Lot 15-1, zoned RC). He was represented by Francis Simmons and Herbie Freeman of Kennebec Marine Services. The application requested a fixed pier (4' wide x 26' long), a seasonal float (10' x 20') and seasonal ramp (3' x 35'). The application was accompanied by a sketch of the proposed construction and a letter of permission signed by Harbormaster, Douglas Alexander.

Board members unanimously approved the application and it was signed with the comment: "permit given under Sec. 15.C. of the Phippsburg Shoreland Zoning Ordinance. For recreational purposes." The \$20 fee was paid.

PEROTT

An application was next received from Francis Simmons and Herbert Freeman of Kennebec Marine Services representing Frank Perott of the Parker Head Road (Map 11, Lot 38, zoned Village District). Mr. Perott requests a 4' x 30' pier with 3' x 35' aluminum ramp and two 4' x 8' floating platforms and a 12' x 16' float for recreational purposes. A sketch was presented with the application as well as a letter of permission from Douglas Alexander, Harbormaster.

The application was unanimously approved and signed with the comment: "Permit given under Section 15.C of the Phippsburg Shoreland Zoning Ordinance. Recreational purposes." The \$20 fee was paid.

STADLER

The Board accepted an application from Carol & Henry Stadler of West Point (Map 28, Lot 45). They were represented by Francis Simmons and Herbert Freeman of Kennebec Marine Services. The project was described as the construction of a 4' x 50' permanent pier with a 35' x 3' aluminum ramp and 12' x 24' float and a boardwalk. Float and ramp are seasonal to be hauled out in the Fall - boardwalk from outside shower at one end of house join with porch on middle of house then goes to pier approximately 300' - will be 3' wide with railing on one side.

Color photos of the site of the proposed construction were presented as well as a letter of permission signed by Harbormaster Douglas Alexander. The Board unanimously approved the application and it was signed by all members with the comment: Permit

given under Sec. 15.C. of the Phippsburg Shoreland Zoning Ordinance. For recreational purposes. The \$20 fee was paid.

MILLER

The Board next heard from Peter Spencer of Waterman Marine. Spencer represents Allen Miller of the Fiddlers Reach Road (Map 2, Lot 20). Miller would like permission to have constructed a 14' x 5' fixed pier, 6" x 6" pile pinned and chained to ledge, a 36' x 3' seasonal ramp, and a 12' x 24' seasonal float. A drawing, done by Waterman Marine, of the proposed construction, a letter of authorization from Miller, a Permit by Rule from DEP, a location map and photos of the area was enclosed with the application.

The letter of permission from the Harbormaster was found to be unsigned as he has not yet been to the site. Board members approved and signed the application with the comment, "Permit given under Sec. 15.C. of the Phippsburg Shoreland Zoning Ordinance. For recreational purposes. Permit given contingent upon a letter of non-objection from the Harbormaster." The \$20 fee was paid.

MINER

An application from Rich Miner of Little Cox Head (Map 13, Lot 50, zoned Resource Conservation) was received. Miner is requesting a 5 foot extension on the second floor ell of his non-conforming house using the 30% rule. Rainey determined all the dimensions for the proposed construction, which are:

	<u>Sq. Ft.</u>	<u>Cu. Ft.</u>
Existing Footage:	2090.56	14,480.00
Allowed Expansion:	627.168	4344.00
Permit will use:	69.16	691.666
Footage left for future:	558.008	3652.334

The application contained sketches of the proposed construction. It was approved and signed by Board members with the comment: "Permit given under Sec. 12.C.1.a. of the Phippsburg Shoreland Zoning Ordinance" along with the above footages. The \$20 fee was paid.

ALBERTSON

Richard Albertson of 155 Ridleys Landing Road in Sebasco (Map 32, Lot 6 zoned Village District) presented the Board with an after-the-fact application, to construct a concrete pad with housing over same to hold a diesel fuel tank for fishing boats. His application described his project as: A "looks-like-a-mini-version-of-the-fish-dock" cover over the diesel fuel tank. The cover was constructed for reasons of security, safety,

privacy and appearance. See attached photographs for a better application and understanding. Constructed of wood - 6' wide by 11'.5" long by 6' high. The application contained names of his abutters, a State Fire Marshal's Permit, property

sketches, and a schematic of the construction.

Albertson told the Board that this has been constructed approximately 35 feet from the water and 30 feet from the dock. Varian advised that the DEP's concern was overfilling and spillage. Proctor Wells told the Board that on that dock there are five commercial and ten fishermen. He further stated that inside the building, there is a shut-off valve to prevent overfilling. Albertson provided the Board with a photograph that showed both the vent and inspection pipes.

The Board unanimously approved the after-the-fact application and it was signed with the comment: "Permit given under Sec. 17 and Sec. 15.B.1.a of the Phippsburg Shoreland Zoning Ordinance. Housing over tank will be built so as not to allow vapors to gather and will be built per specifications of the State Fire Marshalls Office." The \$40 fee was paid.

POLIQUIN

The Board accepted a Sketch Plan from Bruce Poliquin of the Popham Road (Map 45, Lots 49 and 51, and Popham Beach (Map 14, Lot 43) for a Major Cluster Subdivision. Poliquin had discussed with the Board in January his plan for this Subdivision and at that time had presented visual aids of the proposed area and explained his proposal to turn the Popham Beach lot into common area for the inhabitants of the Subdivision, giving them access to the Beach.

Poliquin's documents included: One page of the three page application form; Tax Map 45 showing Lots 49 and 51; Tax Map 14 showing Lot 43 in Popham, and a suggested plan of a Cluster design in three phases (South Village) (Phase 1), a connector road with possible dwelling sites (Phase 2) and North Village (Phase 3). The total project would require several years to complete.

Varian asked Poliquin if the houses depicted on the map are the number of dwellings he is expecting to have.

Poliquin answered that until the soils tests are completed, he cannot be specific regarding the number of units that will be constructed.

Varian referred to the Subdivision Ordinance regarding Major Subdivisions, Section 4 (Administrative Procedure) and Section 5 (Sketch Plans). She stated that, at this point,

the Board really does not have much information for the public but, since the beginning of the application has been received, the Board should be notifying the abutting property owners.

Poliquin advised that he would have the complete application form to Varian within a few days. He further stated that he has hired the architectural firm of Theodore and

Theodore (Steve Theodore accompanied Poliquin at the January meeting) and that Theodore is proceeding with the design concepts of the structures. He added that he has yet to hire any other professional team until a preliminary meeting with the DEP can be held. He has been in contact with Brian Smith Surveyors in Bowdinhams who will accompany him during the meeting with the DEP. He stated that then their findings can be put together with the Town Ordinances and that, hopefully, a survey can be conducted in March depending on snow cover. He will not hire the Engineer for the project until after his meeting with the DEP but hopes to hire the General Contractor by April.

Rainey asked if Poliquin could have a complete package in time for the Board meeting in May. Poliquin answered that it might be June before that would be possible. Varian explained the steps to be taken, under Section 7.1 of the Subdivision Ordinance, that would be necessary for the submission to be considered a Preliminary Plan. Poliquin advised that it is his intention to meet monthly with the Planning Board to keep them apprised of what is happening.

Varian asked if Poliquin intends to build the houses and sell them himself or if he intends to sell lots with acceptable designs and let the owners build. Poliquin advised that he will build the structures himself, using a General Contractor, and sell them because he wants to make sure of the quality of the homes.

Poliquin provided the names of the abutters on the Popham Road lot as well as the Popham Beach lot. Varian advised that she will send out official letters to the abutters this month.

Poliquin brought up tax incentives for landowners and asked for guidance regarding tree growth and open land. Both of these State tax reduction programs would be handled by the Town's Tax Assessor. He added that he would like to send a letter to the Selectmen suggesting an amendment to the Subdivision Ordinance, giving someone who wants to develop land in a Minor or Major Subdivision, a monetary incentive to cluster the houses to preserve it instead of chopping it all up. His idea is a larger percentage of dwellings for larger common land acreage. The idea was discussed for some time. Any Ordinance amendment would have to go before the Selectmen for approval and, upon that, be put on a warrant to be voted on at Town Meeting.

Newell asked Poliquin what the impact of such a development would have on the local elementary school. Poliquin answered that he feels that most would be buyers who want a second, part time home and retirees. Rainey asked Poliquin if he has a projected price range. Poliquin replied that the homes would be somewhere in the range of \$425,000 give or take. He advised that he would be unable to attend the meeting in March.

BATE

Josh Bate of Cranberry Point (Map 7, Lot 14) stated to the Board that he has had an offer

to go back into the boat salvage and rescue business and would like to construct a building on his point of waterfront land on the Kennebec River so that a boat and trailer can be pulled out of the water and stored to prevent vandalism. He will submit an application to the Board in March. Varian advised Bate that this could be handled as a water-dependent usage if criteria is met. Bate stated that he is not sure if this is going to be a contractual situation, that it might be a partnership regarding the equipment. He still holds a business license which was issued when he did salvage work for Sea Tow. Varian advised Bate that the storage of the boat in the building by itself wouldn't be enough to drive the water-dependent usage into action unless it is really connected with an emergency type business. She added that, whatever it is, it has got to be connected with something that is seriously a water-dependent emergency type nature.

Bate replied that the building design would be for salvage/rescue craft. Varian stated that Bate should know what he will have for equipment before he asks for a building to put it in. He answered that he will make his decisions within the next week and asked to be put on the agenda for the March meeting.

PERCY

The Board was next approached by Leila Percy, representing her father, Tom Percy of 466 Popham Road (Map 17, Lot 22) (the application had been tabled at the January meeting). Percy has submitted an application asking for a fixed 12' x 40' pier on posts with a 3' x 15' ramp and a 10' x 20' float. His application contained a signed permission from Harbormaster, Doug Alexander, and a sketch of the proposed construction. The Board unanimously approved and signed the application with the comment "Permit given under Sec. 15.C. of the Phippsburg Shoreland Zoning Ordinance. Application is for commercial status." The \$20 fee was paid.

PRICE

There was no representative at this meeting for Nicholas Price of 84 The Boulevard in Brightwater (Map 35, Lot 28). Price wishes the addition of a 5.5' x 10' bath within an existing ell of a non-conforming building using the 30% rule. The CEO has visited the site which is in the Shoreland Zone and has approved the additional construction. The application was accompanied by a site plan, photographs of the existing cabin and a schematic.

It was approved and signed by all Board members with the following comment:

Permit given under Sec. 12.C.1.a of the Phippsburg Shoreland Zoning Ordinance.

	<u>Sq. Ft.</u>	<u>Cu. Ft.</u>
Existing footage	914.00	5234.00
Allowed Expansion	274.2	1570.2
Permit will require	52.25	418.0
Remaining footage	221.95	1152.2

. The \$20 fee will be paid when Price picks up the permit.

The January minutes were approved.

Varian advised the Board that Richard Nichols has resigned from the Comp Plan and of the Court remand on the Gensheimer case. She also stated that a workshop will be held on 2/9/05 (snowed out), that Alternate Board member, Ed Burke, is resigning at the end of his term in June, and that Board member Clifford Newell is writing the Planning Board Annual Report.

The meeting adjourned at 9:05pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member