

Town of Phippsburg  
Planning Board Regular Meeting  
August 8, 2006

Present: Chair Marie Varian, Marion Hebert, Robert Smith, Steven Thayer and Mark Hawkes, as alternate.

Called to order at 6pm

Board went over minutes of July 11<sup>th</sup>, 2006. Mr. Thayer motioned to accept minutes, with correction, Chair Varian seconded, unanimous vote.

Announcements: Sebasco Harbor Resort, LLC, Site walk at 5pm on Aug.9<sup>th</sup>, followed by an Expansion of Business Public Hearing at approximately 6pm at the Town Hall. Non-Resident Taxpayers meeting on Aug.10<sup>th</sup> at 6pm at the Fire Station. Meeting to review Findings regarding Revocation of North Creek Farm's Expansion of Business Permit, at 5:45pm on Aug.16<sup>th</sup> at the Town Hall.

Other Business: Date set for remand of Lesser Buffer Permit for the Popham Beach Club August 29<sup>th</sup>, 2006 at 6pm. Legal ads will be placed in legal ad section of newspapers. Mr. Smith motioned to have all Planning Board notifications placed in the Legal Notices section. Mr. Hawkes seconded, unanimous vote.

Douglas Percy- Lot #5 Ledge-Meadow-Bay Subdivision, Parker Head Road, Tax Map 12 Lot #3 to discuss driveway entrance to the lot. Mr. Percy was supposed to share a driveway with Lot #4. Mr. Percy has hired a lawyer to help with access to his lot. Mr. Percy stated that no cooperation has been given by the owner of Lot #4, wanted to know if there was any recourse that the Board could impose. Chair Varian explained if a violation has occurred, it was up to the Selectmen to enforce-the CEO could look into it. A public hearing was scheduled for August 29<sup>th</sup>, 2006 at 5pm.

Stone House Hill Subdivision: owned by Thomas and Helena Wirth, Parker Head and Cox's Head Roads, Tax Map 13, Lot 22- Review of application and maps for Final Plan status. Board went over maps for final approval. Noted Engineers seal. Note #5 name & address on bottom, test pits are shown and dated. Common Land 6.45 acres is in Resource Protection within the Shore land zone. Note #10- not offered for sale, no buildings, no docks or sheds would be allowed. Note #11 #1-7 lots have protective covenants. Approximate flood zone is 10ft on common Land. Section 12.3 3.2 fee schedule escrow account was discussed. Mr. Newell motioned to waive 3.2.B, the escrow fees, Mr. Thayer seconded, unanimous vote. Mr. Smith motioned to consider the common land the same as a road, not as a building lot, Mrs. Hebert seconded, unanimous vote. Mr. Smith motioned that a letter of financial capacity (Section 12) was not required, Mr. Newell seconded, unanimous vote. As per the Covenants section 6.3.A.4 the Board went over the changes to the declarations making any necessary adjustments, as Mrs. Wirth recorded the changes. The Board signed Mrs. Wirth's copy with the corrections. Mrs. Wirth promised to have a clean and corrected version of the declarations by August

26<sup>th</sup>, 2006. The Board also kept Mrs. Hebert's copy to sign as back up. Mr. Smith motioned to accept the changes to the covenants to Stone House Hill Subdivision, with a corrected copy of said covenants to be mailed by August 26, 2006. Mrs. Hebert seconded, unanimous vote.

Chair Varian is to draft the Findings on the Wirth Subdivision.  
Mr. Newell motioned to approve the Stone House Hill Subdivision final plan to include the revised covenants. Mr. Thayer seconded, unanimous vote. The Board signed and dated the mylars and paper copies of maps.

Wayne Elowe: 591 Parker Head Road, Tax Map #11, Lot 19. Asking for permit for fixing deck and adding screening. Using Land Use Ordinance 2.1.1 - Applicant was within the 30% rule, existing footage of 485.6sq.ft. permit is only using 71.6sq.ft. leaving 414.6 sq.ft. Mr. Newell motioned to grant said permit, Mr. Smith seconded, unanimous vote. Board signed the permit and \$20.00 was received.

Chair Varian mentioned a conference in Westbrook on "Law of easements" on October 20<sup>th</sup> at the Holiday Inn.

Mr. Thayer motioned to adjourn, Mr. Newell seconded, unanimous vote.  
Adjourned at 8:41 pm

Lynn Toman  
Recording Secretary