

Town of Phippsburg
Regular Planning Board Meeting
September 12, 2006

Present: Chair Marie Varian, Clifford Newell, Robert Smith and Mark Hawkes (alt.)

Chair Varian opened the Meeting at 6pm. Chair Varian declared a quorum and appointed Mark Hawkes as alternate for Marion Hebert.

Shirley & Clarke Cooper- 23 Alliquippa Road, Tax Map 27 Lot 02, permit to extend walkway to existing ramp and float. Chair Varian read a letter from the Harbor Master saying that he had no objections to the extension. The ramp pushes the float 16' into the water. Mr. Newell motioned to accept the application, Mr. Hawkes seconded, unanimous vote. Members signed permit and received fee.

Alan Miller – 405 Fiddlers Reach Road, Tax Map 2 Lot 20, the Board has received from Peter Spencer of Waterman Marine, the Harbormaster's letter, dated 8/23/06, of non-objection to dock, ramp and float permitted on February 9, 2005. Chair Varian spoke to Mrs. Miller this summer and was told the system had been installed September 2005. For the record it is noted that the Harbor Master's letter was not received in a timely manner.

Sarah Sewall – Small Point, Map 23 Lot 23-01, install a driveway off the Navy Road. Driveway is 110'+or- from Big Pond and is in the Resource Conservation Zone. CEO has viewed site and stated there was no problem. The Board requested a copy of the surveyors map to confirm 110' from Big Pond to the center of Navy Road. Mr. Smith motioned to approve the permit as stated, Mr. Newell seconded, unanimous vote. Fee received.

Put & Amy Coes- Main Road, Map 45 Lot 3, Half Moon Hill, represented by Rufus Coes requesting permission to build a 2 story, 4 bedroom, 2 bath, 2 car garage house. Land borders Meeting House Pond and is in Resource Conservation Zone. Shore land Ordinance 15.B.6 applies. The proposed house site is slightly more than 125' from the Pond. Mr. Coes believes that the septic system will be installed outside the Zone and therefore should be addressed in the Land Use Ordinance rather than Shoreland Zoning. Mr. Coes disagrees with the Boards interpretation of Section 15.B.6. The Board decided to have a site walk to see the proposed layout. Site walk set for September 24 at 7:30 am.

Robert Fernald – 21 Abenaki Road, discuss the non-recording of the permit given July 14, 1999, to allow Ledge-Meadow-Bay Subdivision Lot#3 to share a curb cut with Lots#4 and #5, Tax Map 12 Lots 3, 4, 5. The permit was never recorded at the Court House. Robert Fernald, owner of Lot#4, requested the Board supply a recordable document which would clear up the matter. Mr. Fernald offered to have his father, who is an attorney, draft a letter for the Board to sign explaining the oversight. Mr. Smith motioned to deny the request for the Board to generate a document and to have the Fernald's submit a document themselves. Mr. Hawkes seconded, unanimous vote.

Chair Varian will call the Hurds (developers of the subdivision and the receivers of the permit) and Mr. Fernald to explain the Boards decision.

Stonehouse Hill Subdivision – Tax Map 13 Lot 22, owned by Thomas and Helena Wirth- a minor subdivision containing 7 single-family lots and 1 common lot. The Board reviewed the Findings and Conclusions of Law with hand written recording of votes. Mr. Newell motioned to accept the Findings and Conclusions of Law with conditions, Mr. Smith seconded, unanimous vote. Chair Varian gave 2 copies of the Wirth covenants to be filed.

Other Business

Mr. Douglas Percy needed a letter for his realtor explaining the Public Hearing action on August 29, 2006. Chair Varian wrote and sent said letter, copy is filed.

The Board went over the August 8th meeting minutes. Mr. Newell motioned to accept the minutes, Mr. Smith seconded, unanimous vote.

The Board considered changing the time for meetings- decided to bring it up at next meeting. Mr. Newell motioned to not have any meetings in December, Mr. Smith seconded, unanimous vote.

Announcements: Chair Varian booked 3 slots for the MMA meeting at the Augusta Civic Center on November 30, 2006. Mr. Smith, Mr. Newell and Mr. Hawkes expressed interest in going. North Creek's court date has not been determined yet- slated for September/October. Mr. Smith talked about the conference he attended. No CEO report

Mr. Newell motioned to adjourn, Mr. Smith seconded, unanimous vote.
Adjourned at 8:03 pm

Lynn Totman
Recording Secretary