

Town of Phippsburg
Planning Board
10 October 2006

Present: Chair Marie Varian, Robert Smith, Clifford Newell, Stephen Thayer and Mark Hawkes (alternate)

Chair Varian declared a quorum, citing Mark Hawkes acting as alternate for absent member Marion Hebert, meeting called to order at 6:00 PM.

1. Rufus Coes, Half Moon Hill Road, Tax Map 45 Lot 3--Requests set-back reduction in 250 foot Resource Conservation Zone. Shoreland Ordinance, Section 15. b. 6.

Continuation of discussion started 12 September 06, and site visit of 9/24/06.

Coes reported the following changes/information gained since last meeting: 1. Surveyor R. Beals has set landmarks at 125 feet, (landmarks seen on site visit are 10 to 12 feet back from 125' landmarks set by Beals); 2. CEO Rainey informs that a DEP Official has been to the site to inspect the wet area noted on the site visit and declared it a wetland; 3. the driveway will now enter the property as an extension of the road across from the Dorion property to avoid the wetland.

Chairman Varian asked Coes where he was now planning to site the house relative to the 125' landmarks noted during the site visit. Coes replied that the current plan would locate the house 20' back from the original landmarks or approximately 135' from the pond.

Mr. Coes produced a septic field easement document applicable to an adjacent lot to comply with the 10,000 square foot requirement of Section 15.b.6, Shoreland Zoning ordinance. In addition he provided a map delineating the area involved. Coes will present a warrant article at the Special Town Meeting 10/25/06 attempting to change the 10,000 square foot requirement to two certified septic systems designed for the house to be constructed. (The Planning Board will assist with the draft and is in favor of the change.) This application was addressed with the understanding that Coes can change the septic plan to coincide with the new ordinance if passed.

Coes requested that the set-back be reduced to 125 feet, the house would be built back from that line and the driveway would have adequate clearance.

Motion by Newell to grant 125 foot set-back conditioned upon septic easement presented unless new septic ordinance is passed and then utilized by applicant. Second by Hawkes, unanimous vote.

Fee paid.

2. Sebasco Harbor Resort, Kenyon Road, Tax Map 29 Lot 11- Request lesser buffer for 28 car parking lot adjacent to Clipper building. Land Use Ordinance, Section 1.7

Steve Mohr, Landscape Architect representing SHR explained the project and described the fence and planted buffer to be installed. (Map attached)

1. Closest property line is approximately 25 feet from the planned buffer with adjacent occupied homes ranging from approximately 125 feet to 250 feet away.
2. A 6 foot high stockade fence and planted buffer will be placed between the parking lot and

adjacent roadway.

3. Abutters present at the site visit had requested that native trees and bushes be included as part of the buffer.

Applicant stated that abutters were notified relative to the application for lesser buffer and date of this meeting. No adverse positions or opinions expressed by abutters present were noted during the site visit or were heard at this meeting. A copy of the "abutter notification" and a list of those notified will be forwarded to the Planning Board by 11 Oct. 06.

Motion to approve the application by Smith, second by Newell, unanimous vote. Fee paid.

3. Elinor Christie, 26 Shell Road, Tax Map 29 Lot 25 - Increase non-conforming structure. Land Use Ordinance, Section 2.11, building is too close to the road.

Existing building 1701sqft 19608cuft allowed expansion 510.3sqft 5882.4cuft. Requesting 854cuft only, leaving 5028 cuft and 510.3 sqft for future use.

Motion by Newell to approve, second by Smith, unanimous vote. Fee Paid.

4. Rodger and Jillian Herrigal, represented by John Totman Jr., 110 Wallace Circle, Tax Map 27 Lot 69 - Increase non-conforming structure. Land Use Ordinance, Section 2.11, too close to road.

Request to add second floor consisting of studio, office space and bathroom, also a small deck above an existing deck. Existing structure 1554 sqft 10080 cuft. Allowed expansion 466.2 sqft 3024cuft. Requested 100 sqft 1636 cuft.

Bathroom to be serviced by a holding tank, if permitted, or a composting toilet. The permit does not allow the addition of bedrooms.

Motion to approve by Thayer, second by Newell, unanimous vote. Fee paid.

5. Timmy and Michelle Lewis, Whispering Pines Subdivision, Tax Map 39 Lot 15 - Amend subdivision, add lots.

Mr. Lewis was planning to add lots up to the maximum number (7) permitted in a minor subdivision. However, due to the sale of a lot by the original owner Bruce Haase just prior to acquisition of the remainder of the parcel by Lewis. The total subdivision as now planned by Lewis would be considered 8 lots under subdivision rule. If Lewis were to follow through with his current plan Whispering Pines would fall under the Major Subdivision ordinance.

After much discussion the plan was accepted as a "Sketch Plan" and the Board agreed to entertain comment by Mr. Lewis' attorney relative to the counting of the James Meese lot.

Mr. Lewis was advised re additional information required to formalize his Sketch Plan.

Motion to accept Sketch Plan by Newell, second by Varian, unanimous vote.

6. Bradford and Lynn Miller, represented by Arthur Reno, Marsh View Drive, Tax Map 18 Lot 15 - Driveway in Resource Protection Zone, Shoreland Ordinance, Section 14 Table of Land Use Item 26

Reno stated that DEP has issued a Permit By Rule, he also presented a map showing the current and proposed new driveway along with adjacent property lines.

A site visit was scheduled for 22 Oct. 06 at 7:30 AM. Chairman Varian advised Mr. Reno to notify the abutters, preferably by certified mail. Reno stated that he would notify all involved.

7. William and Char Reinfelder, 492 Parker Head Road, Tax Map 10 Lot 04 - 01 -Revise 11 July 06 permit for expansion of non-conforming structure.

Mr. Reinfield wanted to correct minor measurement differences between the original application and the as built project.

Chairman Varian noted that the variations were minor and depending upon inside or outside, measurements fall well within the scope of the original application. The new application was noted to reflect the date of the original permit.

8. Ledge Meadow Bay Subdivision, Tax Map 12 Lots 3,4,&5, Curb cut sharing.

Tabled-----No letter submitted by applicant or developer.

9. Amendment to Shoreland Ordinance, Section 15.b.6 - Subsurface Wastewater Disposal

Article to be presented at Special Town Meeting 25 Oct. 06

10. Planning Board Meeting time changed to 5:00 PM, starting in November, for winter months.

11. No Planning Board Meeting in December

12. MMA Seminars November 9 & 20th

Adjourn 10:32 P.M.

Clifford Newell,
Secretary Pro-Tem