

Town of Phippsburg
Planning Board / Board of Selectmen
Business Expansion Public Hearing of
Sebasco Harbor Resort, LLC
August 23, 2006

Present: Planning Board; Chair Marie Varian, Marion Hebert, Clifford Newell, Robert Smith, Steven Thayer, Selectmen; Chairman Alan Douglass, Everett Perkins, Lawrence Pye

Chair Varian called to Order at 6pm. Quorum plus.

This meeting, of the combined Boards, is the continuation of the Hearing on August 9th, regarding the Business Expansion of Sebasco Harbor Resort, LLC.

Chair Varian asked the public, when they participate in the Hearing to raise their hand and say their names. The Meeting will be video taped and recorded.

Chair Varian stated that she had reviewed proof of abutters notifications and all were accounted for. Notifications were added to the record.

Mr. Mohr presented the new maps and plans. Mr. Mohr also explained that he sent each member of the Boards, as well as, the Town Office all the changes to the parking, setbacks, and other issues. Plans included ways to eliminate backing-up onto Shell Road at the curve, 3 ft. striped paved way for pedestrians and bikers on the east side, no-parking signs to keep guests from parking in the wrong places, 3 speed bumps and a cul-de-sac in front of Shore Ledges for turning around. (Cul-de-sac idea later rescinded). Plans also include replacing and restoring vegetation and trees for canopy and undergrowth. Three (3) small treatment basins to handle waste water. Blasting may still have to occur for utilities; however, there are no structures within the 100' DEP guidelines. Septic system is not to go into over board discharge area.

Chair Varian explained the consensus of the abutters from the last meeting was that a turn around will keep Resort guests from going past Shore Ledges. Additional signage and defining turn around will be enough. For those who were present at the last meeting they were pleased with the outcome, it does not change building location and made the setback better.

Ms. Ona Barnett, owner of Rock Garden Inn, said that she needs no parking on Resort property, just the right of way. She expressed concerns that the existing bike path is not used now, people walk down the middle of the road, and guests of the Resort don't know where Resort property ends. She felt satellite parking was the best solution. She gave an average of miscellaneous traffic (resort guests) on her property per day- 8 walkers, 2.5 people with dogs, 3.5 cars, 2.0 Sebasco vehicles, 3.0 kids, 2.2 cars turn around, and 2.2 people just wandering. Also, she would like it explained how the Resort falls into Village Zoning with a restaurant and marina. It is not a low intensity area. There is plenty of room to build somewhere else.

Tim LaRochelle explained that the map that the Resort provides its guests shows a turn-round at his wife's driveway, which disturbs the dogs and family. Chair Varian said the map needs to be changed.

Chair Varian read a letter from Robert & Diane Cushman expressing their support of the Plans of Sebasco Harbor Resort's expansion. Charlotte Moore of the Historic Preservation Commission expressed their concern of the character changing in the specified area and read a letter to that effect. The Commission is working on a preservation Ordinance. Chair Varian said that the Commission only has the right to advise the Boards and the Comprehensive Plan was voted in at Town Meeting.

Mr. Bill Garth asked about intensity vs. density sighting Section 15.B.4 of the Shore Land Zoning Ordinance. After much debate, the Boards concluded that Section 15.B.4 does not apply.

The Boards then went into discussion on whether or not the Resort is a high intensity area. Shell Road is considered part of the Village District. Chair Douglass motioned to view the property as a whole, Mr. Perkins seconded, vote 5-3 approved.

Member Robert Smith asked if Section 15.A.5 applied. After a discussion, Mr. Smith motioned that Section 15.A.5 did not apply, Chair Varian seconded, 8-0 vote.

Chair Varian suggested that the Boards use the Village District zoning as guide lines for intensity. Member Smith motioned that the Village District area for Sebasco Resort is a high intensity area. Mr. Thayer seconded, 3-5 motion failed.

Chair Douglass motioned to accept the figures provided by Mr. Mohr in the shore Land Zone of 7.8% coverage in the Plans (pg 3D). Mr. Clifford seconded, unanimous vote.

Chair Varian motioned that a "No Undesignated Parking" sign along the east side of Shell Road be put up. Member Smith seconded, 8-0 vote.

Chair Douglass motioned that a new promotional map be created to reflect the new plan, define the Shell Road, a sign stating "residents and Rock Garden Inn guests only" and eliminate Martin Eaton Way. Mr. Pye seconded, 7-0 vote. Mr. Smith agreed to work with Rock Garden representatives on format of sign.

Chair Douglass motioned to accept the concept of the moving of the current map turn-around to the north and including number of parking spaces to be determined pending said new map drawings. Mr. Newell seconded, 6-1 vote.

Mr. Newell motioned to have a site walk to see the whole plan, including parking behind the Clipper. Mr. Perkins seconded, 7-0 vote.

Chair Douglass motioned to have blasting notifications be given for people with wells within the DEP guidelines. Chair Varian seconded, 7-0 vote.

Chair Douglass would like an explanation of the storm water run off plan at next meeting, Chair Varian asked the status of the Resorts' DEP permit-it's in the process at DEP.

Chair Douglass motioned to have a site walk on September 6, 2006, at 5:30pm with a continuation of the hearing at the Town Hall after that. Mr. Perkins seconded, 7-0 vote.

Mr. Pye motioned to table till the September 6th meeting.
Adjourned at 10:05 pm

