

Town of Phippsburg
Planning Board / Board of Selectmen
Sebasco Harbor Resort, LLC
Site Walk
for Expansion of Business Permit
September 6, 2006

Present: Planning Board; Chair Marie Varian, Clifford Newell, Marion Hebert and Steven Thayer. Selectmen; Chair Alan Douglas, Everett Perkins and Lawrence Pye. Many abutters, neighbors and interested parties also attended.

Purpose: To view the sites of the two proposed parking lots.

Site walk: Yellow flags at Clipper are to mark off the parking lot. Red flags on Shell Road show parking areas and turn around.

Mr. Mohr explained the location of the expansion of the existing lot and new parking lot to be created behind the Clipper. The proposed parking lot will be 12" lower than the existing Clipper lot and pitch away for drainage by 3 1/2 feet. The proposal calls for a swale to be built around the lot. Drains and catch basins will be by the swale near the red cottage. Cove Road has an entrance to the 28 space lot. The maples and winterberry bushes are staying, most trees are going. The drain catches overflow into the swale and treatment basins- then into Round Cove. The parking lot is 25' from the edge of the Cove Road. Fencing plans for headlights and noise were talked about. Neighbors would prefer a "green" fence; Mr. Smith would not object. Test pits dug for the DEP permit were marked by small green flags. The proposed lot is 260+- from the nearest house.

The Shell Road parking lot was marked off by red tape. The blue line to the pavement represents the drainage basin. The blue line to the red tape is the proposed parking lot. The blue line with the red tape is the proposed new turn around.

The site walk ended around 5:55 pm.

Lynn Totman
Recording Secretary

Town of Phippsburg
Planning Board / Board of Selectmen
Public Hearing
Sebasco Harbor Resort, LLC
Expansion of Business Permit
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Called to Order at 6:21 pm – Boards back from the site walk to view the proposed parking lots.

Chair Varian declared a quorum, continuation of this expansion of business permit from the August 9 and August 23 hearings including 2 site walks.

Mr. Newell motioned to open public hearing in the matter of Sebasco Harbor Resort, LLC, and Expansion of Business permit. Mr. Douglas seconded, unanimous vote.

Chair Varian explained the rules of the hearing. The hearing will be taped and recorded, raise your hand and identify yourself for the record. Many issues will be discussed and changes have been made- picking up where the last hearing left off. Mr. Mohr will present the latest draft.

Mr. Mohr explained there will be no on-street parking on Shell Road. Proposed to adding 3 speed tables. Not altering the drainage swale- from treatment basin to ocean. Shell Road widened at the Garth property to 15ft. Parking lot (22 spaces) with signs at the beginning of Shell Road. Adding 2 signs for Rock Gardens Inn. The promo map used for guests of the Resort has been revised to show private property beyond the Resort property line. The storm water management discussion reviewed the impervious areas Information received today includes a letter from Attorney Clough stating that the Town's Ordinance decrees that Shore Land Zone lot are separated by roads. . The blasting plan- standards from DEP- notifying everyone within 300ft with timing and amount of blasting. Property within 100ft (wells and structures) will get a pre-blast warning from the blasting Company and Sebasco Harbor Resort will follow up. The Garth property's 100ft setback has been met. The Lowell/Eaton land buffer by the Clipper is at closest 25' and farthest 30'. A 6' stockade fence around the parking lot was proposed, with Mr. Smith willing to use greenery on the abutters' side.

The impervious area left between the Shell Rd., Dam Rd., and Shore Ledges is 1841.5 sq. ft. including the new proposal; the impervious area is still under 20%. (19.2%). Mr. Mohr also said that the parking overall increases from 389 to 412 spaces with this proposal.

Chair Varian read Walter and Elinor Christies' (26 Shell Road) letter for the record in favor of the new Spa proposal.

Many people voiced their opinions on the new proposal, some for; some against. Owner of Rock Gardens Inn expressed her concern of changing the neighborhood forever and the facts that signs will not keep people out of their property; doesn't believe

this new proposal alleviates the whole traffic/congestion issue of the Shell Road. Paula Palmer, of 43 Pine Drive, wrote a letter and voiced her opinion in favor of the Spa and parking plans. Marty Eaton was in favor of the new parking by the Clipper, but not of the Spa. Chair Alan Douglas voiced his opinion that the plan does eliminate the backing up onto Shell Road, therefore helps with congestion and safety issues. Mr. Perkins said that as long as traffic is flowing- the plan should work.

The other concerns were with the high intensity v. low intensity of the area. The Ordinance requires low intensity to conform. Owners of Rock Gardens Inn believe that this proposal doesn't conform to the Village District- meaning no commercial use within the District. Chair Varian explained the grandfathering clause in defense of Sebasco Harbor Resort and that the Boards voted last time that the area was not a high intensity area. Chair Douglas doesn't think this project's increase is enough to warrant a high intensity label and creates an excellent opportunity to fix existing traffic, congestion and flow on the Shell Road.

Rural character was raised as an issue by Frank Roberts, from the Historical Preservation Committee, stating the Comprehensive Plan, passed by the Town, says people want to preserve the historical/rural character. Chair Varian said that to drive by the Resort, from the road the character has not/will not change- Mr. Smith has made an effort to keep things looking rural. Other permits will have to be given to the Resort, from the CEO, the Planning Board and DEP, if this plan is approved.

Chair Varian wanted an explanation of the septic system from Fairwinds cottage and the overboard discharge for the Spa. Mr. Mohr explained that Fairwinds would be taken out of the OBD, which is licensed for 20,000 gal. per day, and changing the subsurface disposal fields so that the Spa, Pilot House, and Light House could be open year round. The new plans are for new beds not using the OBD.

Chair Varian closed the public portion of the meeting to go thru the Shore Land Ordinance. Sections that pertain to this application:
Section 1- addresses the whole 250' Shore land Zone. Village District has a 50ft setback from the mean high tide mark..

13.C - Chair Douglas motioned that the application meets requirements of 13.C Village District, Mr. Newell seconded, 6 yes-1no, approved.

14.15.C- proposal is allowed in the Village District

15.A 4&5- meets standards

15.B.1- Chair Douglas motioned that proposal meets the 50ft setback, Chair Varian seconded, unanimous vote 7-0

15.B.4- Chair Douglas motioned to accept the definition of lot figure of 19.2 % leaving 1842.5 sq.ft. for future use. Chair Varian seconded, unanimous vote 7-0

15.B.8- applicant will comply

15.F. A-L Listed uses will not exist in application

15.G.1- Chair Douglas motioned that application meets Section 15G 1,2,and 3 for the Shell Road portion of plan, Mrs. Hebert seconded, 6 yes- 1no, approved

Clipper portion- Chair Douglas motioned that a Lesser Buffer permit will be needed for the parking lot because it is too close to a residential property line. Mr. Thayer seconded 7-0 approved. The applicant will apply to the Planning Board for a Lesser Buffer permit under Sec.1.7 of the Land Use Ordinance.

15.I.-applicant will comply

15. J.1&2- Mr. Newell motioned that the applicant has provided proof of permits sent for from the DEP and meets the requirements, Mr. Pye seconded, 7-0 approved.

15. K.1-Mr. Thayer motioned that applicant has meet the requirements, Chair Douglas seconded, 7-0 approved.

15.L.1- Lines for services for Spa will be buried.

15.P- Spa needs a permit from the DEP and CEO because the applicant is working within the Shore Land Zone- replacing the canopy within the footprint of the proposed Spa. The removal of the trees at the proposed Clipper parking lot area will not be considered foresting under this Section.

15.Q- DEP regulated

15.R- Mr. Newell motioned that the applicant has provided adequate information on 15R for the Shell Road, Mr. Pye seconded, 7-0 approved. Mr. Douglas motioned that the applicant has meet the requirements for the Clipper parking lot in regards to 15.R, Mr. Perkins seconded, 7-0 approved.

15. U- Mr. Newell motioned that the applicant has adequately met this requirement, Chair Douglas seconded, 6 yes- 1 abstained.

16.D- already gone over

Land Use Ordinance Review

1.6- Chair Douglas motioned that the Clipper lot does not meet the standard, Mr. Newell seconded, 7-0 approved.

1.7- separate permit with the Planning Board

2.3- Mrs. Hebert motioned that the abutters had been notified and a quorum present, Mr. Newell seconded, 7-0 approved.

2.4- has been met

2.5- Mr. Douglas motioned applicant has met setback requirements, Mr. Newell seconded, 7-0 approved.

2.7- will comply

Chair Douglas motioned to approve the application with the conditions to be discussed after the vote. Mr. Perkins seconded, 6 yes- 1 no.

Conditions:

1. Secure a Lesser Buffer permit from the Planning Board

1.a. 6ft high fence with plantings on the abutters side at the Clipper lot

2. Shell Road- no parking on the street, designated parking in designated spots, no employee parking in those areas, policy to be strictly enforced by Sebasco staff.

3. Blasting Plan submitted

4. Hand out map revised

5. Resort will consult with Rock Gardens Inn owners on type of signs and verbiage of said signs.

6. Resort is allowed to modify physical speed control devices on map L.2.0 based on effectiveness and/or as mutually agreed on by right of way holders and Sebasco Harbor Resort.

Mr. Garth asked to approve the plan as submitted

Chair Douglas said this was not an easy process and wanted the September 6, 2006 letter from Paula Palmer added to record.

Chair Varian motioned to approve the application with conditions and maps; August 28, 2006 Clipper parking lot, L.2.0 August 28, 2006 speed tables and signs, L.3.0 August 16, 2006 plantings, Mr. Newell seconded 7-0 approved.

Mr. Thayer motioned to adjourn, Mrs. Hebert seconded, unanimous vote.

Adjourned at 9:26 pm

Lynn Totman- Recording Secretary