

Town of Phippsburg
Planning Board / Board of Selectmen
Public Hearing on the Business Expansion of
Sebasco Harbor Resort, LLC
August 9, 2006

Present for Planning Board: Chair Marie Varian, Clifford Newell, Robert Smith, Steven Thayer

Present for Selectmen: Chair Alan Douglass, Everett Perkins, Lawrence Pye
CEO Leighton Rainey also present

Chair Varian called to Order at 6:05 pm

Meeting was to discuss the movement of Fairwinds Cottage on the property of Sebasco Harbor Resort, LLC and replace it with a new Spa, suites and parking.

Both Mr. Pye and Mr. Thayer made it known that they had ties with Sebasco Harbor Resort and asked if anyone had any objections. No objections were noted.

Mr. Steve Mohr, representing Bob Smith and Sebasco Harbor Resort, LLC, presented their proposal. Moving Fairwinds Cottage to Mount Merritt Road and replacing it with (6) six- one (1) bedroom suites and a (4) four treatment room Spa. Mr. Mohr presented proof of notification of said proposal to abutters. The plan adds a net of (2) two more bedrooms as a whole, because Fairwinds had (4) four bedrooms. Statements provided by Mr. Mohr from Bill Gray, a Traffic Engineer, says it is not a (1) one for (1) one trade, more like a 1.8 to 1. Adding parking spaces in front of proposed Spa and across the road were also mentioned. Water system is in place, not to exceed 20,000 gallons per day per the DEP. DEP has a proposal for a permit for the storm water drainage. It will be weeks before Mr. Mohr has the answer about the approval of that permit. Electrical wires will run underground. Exterior lighting will be kept small-no street lights. Storm water will go into drains and catch basins in which blasting may have to occur. Mr. Mohr was not sure about the 20% impervious (non-vegetative) area; per Section 15.B.4 of the Phippsburg Shore Land Ordinance, will check and get back to the Boards.

Mr. Thayer questioned the safeguards of the blasting proposed by Mr. Mohr for the storm drains. Mr. Mohr said that all Maine DEP guidelines will be followed. There will be pre and post well surveys with documentation. The abutters within 300 feet of blasting area will be notified and asked for permission for testing. Loss of water will be covered if certified insurance protection is asked for by the named abutters. Mr. Mohr asserted that blasting is only a big "if".

Parking and traffic were of great debate. Representatives of Rock Gardens and home owners were present and raised the issues of safety and change of neighborhood. Chair Varian expressed that parking has been and is a real problem. Chair Varian read from a joint session of Planning / Selectmen Boards minutes from October 9, 2002; a motion which included "Resort will post" no parking" signs on west side of road from Early Bird; staff will have direction to control congestion and parking- a plan will be submitted to the Planning Board within (30) thirty days." Parking is still a problem. Mr. Mohr believes that the parking issues have been addressed with the addition of a one-way

22 space parking lot across from the proposed spa, parking in front of the spa and a paved turn a-round at the end of Sebasco Harbor Resort property. Mr. Mohr also proposed that signs placed after the turn a-round stating "residents and 'Rock Gardens Inn' guest only" be put up. Three (3) raised speed tables were also proposed for help in speed and traffic. Mr. Newell asked where the employees for the spa will park. Suggestions were a parking attendant, valet parking or loading/ unloading zones. Mr. Smith said he will consider all possibilities. Mr. Smith also said that during "events" on Saturdays, there are parking attendants to direct traffic and "code blues" to move employees' vehicles. Mr. Smith also said he would put up more signs to discourage islanders from parking near Rock Gardens Inn's lot. The Boards would like a posted spot designated for the Babikain's who own a lot on Harbor Island.

Mr. Bill Garth expressed his want for the road in front of the proposed Spa to be properly labeled as the Shell Road. Mr. Smith conceded to do so once he found out where it began and ended and will insert it on his plans. Mr. Garth also had concerns about storm water runoff with the paved parking lots on both sides of the road. Mr. Garth wants to be notified when and if blasting will occur since his well is within the 300ft allowance.

Rock Gardens Inn representatives explained that they have had to "police" their property already, keeping Sebasco Harbor guests off their property. They worry that more traffic and people in that proposed area will create more congestion and safety issues than "it is worth". They said that the atmosphere has already changed so much in just the last (5) five years, that any more will change the sense of neighborhood. As Mr. Smith sells lots, they asked if the rights of the new private owners were the same as Sebasco Harbor Resort, LLC's rights. Mr. Smith assured them that the private owners only have a right from Rt.217 to their driveway- not any place else.

Mr. Bob Smith explained that he and several residents had had an informal meeting the previous afternoon to discuss some of the issues that were concerning them. No notes were taken, however both Mr. Smith and Mr. Mohr went to great lengths to address the concerns of the abutters, with this new proposal. Mr. Smith feels that the new Plan fixes the parking problem.

Chair Douglass motioned to table this hearing till a time to be determined at the end. Mr. Smith and Mr. Mohr were to rethink the storm water issue, to expand the road right-a-way to 35ft, a count on non-vegetative area % and get more information on blasting. The Boards will look into the parking issue and listen to the abutters concerns. Mr. Perkins seconded the motion. Six (6) yes, one (1) no. Mr. Thayer opposed because he feels that parking was an issue in 2002 and still is.

CEO Rainey asked what would happen to Fairwinds. Mr. Smith says is maybe for employees or he may sell it.

Date for next meeting August 23rd at 6pm.

Chair Douglass motioned to adjourn. Chair Varian seconded it. Unanimous vote.
Adjourned at 8:50 pm.

Lynn Totman
Recording Secretary