

**REGULAR MEETING AGENDA**

1. Call to Order - Declare Quorum  
Announce: Ashley Thayer appointed to Full Board Member from Alternate on 11/17/2021
  
2. Consider MINUTES: A. 11/09/2021 Public Hearing, Business Expansion, Santosha on the  
Kennebec, Tax Map 10, Lot 8  
B. 11/09/2021 Regular Meeting  
C. 11/21/2021 Site Walk, Elizabeth McNair, Tax Map 29 Lot 11-16
  
3. ELIZABETH McNAIR, 37 Long Cove Road, Tax Map 29, Lot 11-16, Represented by Chris Almy of R.  
W. Stevens, Inc, Phippsburg – Continue discussion to expand existing porch of “Captain’s  
Cottage” 8’x11.5’ and enclose both sections – located in the Village District of the Shoreland  
Zone **Application #2021-31**
  
4. ADAM KERNAN-SCHLOSS, 66 Morrison Pasture Road, Tax Map 31 Lot 81, Represented by Kevin  
Bachman of Bachman Construction, Arrowsic – Demolish garage, replace and expand by 47± sq.  
ft. with art studio, office, and associated – located in the Village District of the Shoreland Zone  
**Application #2022-01**
  
5. FOXY CEOs, LLC, 126 Parker Head Road, Tax Map 08, Lot 18 - Remove covenants from the Cooley  
Estate Kennebec River Minor Subdivision, which also includes Lot 16 owned by the Donna D.  
Dillman Living Trust **Application #2022-02**
  
6. FOXY CEOs, LLC, 126 Parker Head Road, Tax Map 8, Lot 18 – Restate and amend the June 13,  
1990 Certificate of Easement/Driveway Location as regards Cooley Estate Kennebec Minor  
Subdivision Lots #2 (Tax Map 08 Lot 16) and #3 (Tax Map 08 Lot 18) **Application #2022-03**
  
7. SEBASCO HARBOR RESORT, 29 Kenyon Road, Tax Map 29, Lot 11, Represented by Robert Smith -  
Discussion only - ideas regarding marinas, building relocation, and store for water traffic
  
8. SMALL POINT CLUB, 64 Club Road, Tax Map 21 Lot 23, Represented by Richard Lee – Expansion  
of non-conforming structure for additional deck/dining area – located in the Resource  
Protection/Residential Districts of the Shoreland Zone **Application #2022-04**
  
9. Other Business – Set date for ordinance amendment discussion
  
10. Announcements
  
11. Adjourn