

**PHIPPSBURG PLANNING BOARD
PUBLIC HEARING – New Business
Paper Tides and Xenos Works
516 Main Road, Tax Map 05/Lot 05
June 27, 2021**

PRESENT: Joshua Bate, Mark Hawkes, Clifford Newell, Alternate Ashley Thayer, and Marie Varian, Chair

[32:55] The hearing was held at the Phippsburg Town Hall and was opened at 9:35 am by Ms. Varian. Ms. Varian explained that this application would be considered under the Town’s Land Use Ordinance, primarily Section 9.L, “Business Uses,” and Section 12.D, “Procedure for Administering Permits.”

Ms. Varian introduced herself and the other members of the Board in attendance. She stated that the first order of business was to appoint Ms. Thayer as Alternate to serve as there is an absent Board member.

Ms. Varian introduced the applicants, Andrew Xenos and Julia ‘Emma’ Sampson. She reported the following facts: each of the applicants will have a separate business within the building; the location is at 516 Main Road; the building is locally known as the Drummore Grange Hall and, more recently, as the Drummore Bay Concert Hall.

Ms. Varian reported that a site walk was conducted by the Board immediately preceding this meeting, at 9:00 am. The building, grounds, and parking were viewed. Public notice of the site walk and this hearing were timely advertised in the *The Times Record* and on the Town’s website, and posted in several places around town. The hearing process is standard procedure. The applicants will describe their plan. The Board will question and comment; the public will question and comment. The Board will then close comment, but will reserve the right to recall any speaker. The Board will deliberate the facts; the Board will vote either to: (1) approve, (2) approve with restrictions, or (3) deny the application. Ms. Varian noted that there was one public member in attendance at the meeting.

Ms. Varian asked if there were any questions. There were none. She asked the applicants to describe their proposed business.

Mr. Xenos reported that he and his wife were both artists. The former Grange Hall would house them, their studios in which they created their art, and also space in which they would sell their art. They would also be conducting one-on-one consultations and workshops in the studios. Mr. Xenos creates coastal, handmade jewelry and also teaches a variety of different metal smithing and textile craft techniques. Ms. Sampson stated that she runs Paper Tides. She is a fine art printer and photographer. She works with artists to create their own work and she runs the retail operations for their businesses. She also does design and website work.

Ms. Varian asked what their proposed hours of operation are. Ms. Sampson responded that this was to be determined, but, in general, in the beginning, the studios would be open for weekdays,

perhaps noon to 4:00 pm. Workshops would generally be conducted on weekends. All operations would be conducted during daylight hours.

Ms. Varian asked about the fact that Ms. Sampson had mentioned the possibility of selling baked goods. Ms. Sampson stated that she had applied for a license that would allow her to sell baked goods prepared in her home, but she doesn't yet know whether she will be approved.

Mr. Hawkes brought up the issues of access, egress, parking, and rights of way. He expressed concern about the capacity of the small site to handle parking and circulation in the winter months when there is likely to be a lot of snow taking up space on the site. Mr. Xenos responded that they will have 7 parking spaces for customers and anticipate, during the summer months, needing no more than 5. During the winter months, they anticipate they would need even fewer spaces. They recognize, nevertheless, that they do need a snow removal plan.

The applicants were also reminded that it was not legal for vehicles exiting the site to cross over the northbound lane to go south. In order to go south legally, the driver is required to go north to a point where it would be legal—and safer—to turn around.

They were also reminded that no parking is permitted on Main Road and that vehicles entering the property must be able to turn into the site from the road and also have room to turn around before exiting the property. Backing into the property from the street or *vice versa* is prohibited. Adequately notifying drivers about these requirements could be accomplished by signage.

Ms. Varian asked the applicants if it is correct to understand that they did not intend to include all aspects of their business plan when they commence operations. They wish to be allowed to do everything they included, but would add specific aspects of the business plan to the operating business as appropriate. The applicants confirmed that that was correct.

Ms. Varian stated that it was the Board's opinion that the bushes to the north should be trimmed, but that they would not mandate it as part of the permit.

Ms. Varian cautioned the applicants that they need to be careful about what really belongs to the state on the right-of-way; need to be sure that they don't infringe, nor allow visitors to their property to infringe, on the state's property.

Mr. Newell read Sections 9.H.1 and 2 from the Town's Land Use Ordinance:

1. *General*

- a. *A two-sided sign is one sign for the purpose of this section.*
- b. *Moving, animated, or mobile chassis mounted signs are prohibited.*
- c. *No free-standing or projecting sign shall extend higher than twenty (20) feet above the ground.*
- d. *No sign shall be located within five (5) feet of a traveled way (including shoulders) or other lot line.*

- e. *One flag for commercial or home business purposes is allowed; the flag shall not exceed fifteen (15) square feet. All personal flags are allowed.*
 - f. *State Department of Transportation off-premise directional signs are allowed. All other off-premise signs which announce, advertise, or name any service or product available, sold or manufactured are prohibited.*
 - g. *The Town has the authority to remove any signs not meeting the requirements of Section H.*
 - h. *Signs may be illuminated by shielded non-flashing lights.*
2. *Commercial Signs*
- a. *Free-standing signs: One free-standing sign per business is allowed. The sign shall not exceed twenty-five (25) square feet.*
 - b. *Projecting Signs: One projecting sign per business is allowed. The sign shall not exceed twenty-five (25) square feet*
 - c. *Signs on Buildings: Signs shall be limited to the aggregate of one (1) square foot for each linear foot of road side length of the principle structure on the premises. Signs on the building shall not extend beyond the height of the building.*
 - d. *A business shall have no more than two (2) of the above three (3) types of signs, and the aggregate shall not exceed fifty (50) square feet.*

Mr. Hawkes confirmed that the existing sign on the building is grandfathered and is not included in the determination of size, number, and type of any signage permitted to be added for the proposed business. He also reiterated the fact that the Planning Board's permit does not consider any requirements of the State pertaining to its right-of-way. It is the applicants' responsibility to be aware of and observe all State requirements.

Mr. Newell moved to approve the application with restrictions. Ms. Thayer seconded the motion, which was passed unanimously.

Applicants paid the fee of \$115.00 (\$50 for the permit and \$65 for advertisements) via check #502.

[1:11:32] Ms. Varian declared the hearing closed at 10:13 pm.

Respectfully submitted,



Channa A. Eberhart
Planning Board Secretary