

PHIPPSBURG PLANNING BOARD
PUBLIC HEARING – Expansion of Business
Santosha on the Kennebec
150 Captain John Parker Road, Tax Map 10, Lot 08
November 9, 2021 – Application #2021-30

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

[6:22] The hearing was held at the Phippsburg Town Hall and was opened at 5:04 pm by Ms. Varian. Ms. Varian reported that the hearing was properly advertised in the *Times Record*, on the Town’s website, and posted around the town. She stated that this application was for an expansion of business, Santosha on the Kennebec, a movement, meditation, and wellness retreat center owned by JennyBess Dulac, 150 Captain John Parker Road, Tax Map 10, Lot 08. The applicant proposes to move the business from her home to a separate 30’ x 55’ building. Public comments will be heard, and then the Planning Board will deliberate the facts and make a decision on the application.

Ms. Varian stated that there was one member of the public in attendance.

Ms. Varian stated that the Planning Board hears all business applications. This is an ongoing business already approved a couple of years ago. The reason for coming back to the Board is that the ordinance says that an existing business that moves or expands to a new location has to go through the process.

The application is considered under the following sections of the Land Use Ordinance: Section 9.L.1, “New Business Permit”; Section 12, “Permits Required,” “Procedure,” and “Findings”; and Section 13, “Definitions.”

Ms. Varian then asked the applicant to provide more information about her proposal.

Ms. Dulac explained that, subsequent to her business permit being issued in 2019 and the commencement of her business, the convenience and practicality of its operations in her home were affected by (1) the Covid pandemic and (2) the increase in the size of her household from 1 adult to 2 adults and a child, with the second adult also working from home. The reason for the application is to provide more privacy and space in her home for the members of the household, as well as more privacy and space for the clients of her business. Moving the business outside of the home is not for the purpose of expanding it, but, rather, to relocate it to another part of her property. There is currently another structure on the property, which is “L” shaped. She proposes to expand that structure by turning it into a “U” shape.

There were no questions from the public.

Mr. Newell asked whether abutters had been notified of the plan for the new building and relocation of the business. Ms. Varian responded that she had the information on that question, and that all abutters had been notified. Ms. Varian also explained that the applicant had to receive a variance from the Subdivision Association in order to have the business originally, and she will now go back to them to request a variance for this change in location.

Mr. Hawkes moved to accept the application as presented. Ms. Thayer seconded the motion, which was passed unanimously.

Ms. Varian was reminded that she had not appointed Ms. Thayer to serve on the Board for this hearing to take the place of Mr. Smith. She did so retroactively at this time. There was no objection.

Applicant paid fee of \$240.

[28:59] Ms Varian declared this hearing closed at 5:27 pm.

Respectfully submitted,



Channa A. Eberhart

Planning Board Secretary