

Town of Phippsburg – Planning Board

SITE WALK

September 9, 2007

BATES COLLEGE – Tax Map 45, Lot 57

Present: Planning Board: Marie Varian, Chairman; Clifford Newell; Robert Smith; Mark Hawkes

Bates College: Judy Marsden; David Scobie; Rob Klinedinst

Chairman Varian started the site walk at 8:25 AM.

Viewed the flagging marking the existing septic system and the access road around the leach field.

Viewed the flagging marking 100' and 150' from the existing septic system to Meetinghouse Pond. The 150' mark showed signs of being within the wetland vegetation associated with the edge of the pond – College reps identified part of the edge of the pond as being a floating bog. Acknowledged that solid ground was attainable at 125'. Discussed the logic of moving the system farther away from the pond so that there would be less chance of any leaching around the north-south ledge/ridge and on into the pond.

Bates reps said that no scientific waste will go into the septic system.

This educational/scientific facility is coded at using 585 gallons/per/day and may require a larger waste disposal system. . Discussed expanding the present system and/or creating a new system. Most of the land to the east of the present system is traditional Phippsburg woods, hummocks and interspersed forest wetland areas. An expansion to the south is the more logical choice, acknowledging that the existing access road to the rear of the property may have to be modified. Also mentioned that some newer septic designs require less space than the traditional tank and leach field. Bates reps will consider all facts and comments when deciding whether to expand or go new.

Discussed the width of the access driveway from Route 209 and the ability of an emergency or service truck to turn around at the facility. The Board recommended that the present parking area could expand to the modified T design as described in the Town's Subdivision Ordinance. The College feels that the condition of the driveway tends to keep non-college people out but agreed that the area could be improved to address the facility's needs.



Viewed interior of the house and its set-up for students and faculty.

The College's application will be addressed at the September 11th Planning Board Meeting even though the College will not be ready with its septic system plan. The College had notified all of the abutters of the meeting and will be prepared to explain the overall application to change the use of the property to educational/scientific.

The Site Walk ended at 9:05 AM

Notes taken and prepared by Marie Varian, Planning Board Chairman.

Marie Varian

