

Master

March 11, 2008

PHIPPSBURG PLANNING BOARD

SITE INSPECTION

ISLAND VIEW AND FAIRWIND COTTAGES SUBDIVISION

A site inspection was conducted at 4:46pm at the Merritt Mountain Road location (Map 44, Lot 28). Attending were: Marie Varian, Chairman; Bob Smith; Mark Hawkes; Steve Thayer; Marion Hebert, Alternate; and Codes Enforcement Officer, Lee Rainey. Steve Mohr of Mohr & Seredin Landscape Architects and Michael Lynch representing Sebasco Harbor Resort, were also in attendance as well as abutters Amber McGowan and Connor McGowan.

In order to comply with the Town of Phippsburg subdivision standards, the area of Lot 2 (the Fairwind Cottage) has been revised to 43,784 square feet (1.01 acre). Codes Enforcement Officer, Rainey, has measured the existing setback and confirmed that the Fairwind Cottage complies with the fifty foot from center of the road setback requirement. The Board did not walk through the woods on the northwest or southwest corners. The easterly pins, septic site and well and were reviewed. It was noted that there is a stormwater runoff problem. A 10+ foot wide strip between the Subdivision boundary line and the Merritt Mountain right-of-way is retained by the Resort for the drainage. Mohr pointed out that Merritt Mountain Road has a 12 foot right of way.

The site inspection concluded at 4:55pm.

Respectfully submitted,

Marion
Marion Hebert

Alternate member/Recording Secretary.

