

PLANNING BOARD – TOWN OF PHIPPSBURG
March 30, 2008

SITE WALK

Property of Herbert Thompson and Julie Erb, Tax Map 10, Lot 12
192 Capt. John Parker Road, Parker Neck Colony Phase 2 Subdivision

PURPOSE: Requesting 50' Setback Reduction in Resource Conservation Zone

PRESENT: Planning Board: Marie Varian, Chairman; Stephen Thayer; Robert Smith;
Mark Hawkes
Applicants: Herbert Thompson; Julie Erb

Site walk started at 8:35 AM. It was noted that the site walk had been properly and timely advertised. No members of the public attended.

Viewed the actual 250' setback line (from the Kennebec River) as marked by Brian Smith, Surveyor. Of the 50' setback reduction requested, the applicants propose using the rear 25 +/- feet for the main dwelling and the front (nearest the river) 25' +/- for decking and landscaping. The Board measured each of these setback lines and determined that a 25' reduction ends at a north/south ledge ridge and the next 25' ends at the last ledge ridge, also north/south, facing the water. It was noted there is a high steep ledge within the RC Zone and abutting the river on the southeast corner of the parcel - this ledge will not be disturbed. Licensed Forester, Walter Armstrong, has marked the trees that can be cut within the RC Zone, should the applicants decide to do so.

Viewed the flagged septic system area as designed by William Maier, LSE. Maier has also marked a second, back-up location in the rear of the parcel that would require pumping from the dwelling to the site. The building envelope appears to encroach somewhat on the leach field, but it was noted that the field had room to accommodate.

Discussed drainage (water run-off) and the small building envelope, considering the lay of the land. Drainage would flow primarily to the north via behind the proposed garage.

Subdivision covenants require a 50' building setback from lot boundary lines. Considerable blasting would be required to place the house 50' away from the north boundary line. The Board suggested the applicants petition the Homeowners' Association for a reduction of 20' +/- (25' would be even better), if such authority is allowed by the covenants. By moving the dwelling to the north, there would be no, or little, need for blasting and no need for a reduction in the RC setback.



The site walk ended at 9:45 AM

Respectfully submitted,

Marie Varian
Marie Varian, Chairman

3/30/08

