

PLANNING BOARD – TOWN OF PHIPPSBURG

March 29, 2009

SITE WALK

Town Landing, Alliquippa Road, Tax Map 25, Lot 16

PURPOSE: (1) View Site of Proposed Shoreline Stabilization Requiring more than 10 cu yds of Fill/Earthmoving; (2) View Proposed Location of Cement Slabs for Support of Water Access Steps and Ramp

PRESENT: PLANNING BOARD: Marie Varian, Chairman; Steve Thayer; Clifford Newell; Robert Smith; Mark Hawkes

CEO: Lee Rainey

APPLICANT: Town of Phippsburg, Rep. by Town Landings Committee Chairman, Peter Roberts

Site walk started at 8:00 AM.

Mr. Roberts advised that DEP has issued a Permit by Rule for this proposal. Upon question, Roberts stressed that this work is for only stabilization purposes and is not intended to create a parking spot.

Viewed marks denoting boundaries of the entire lot. Viewed flagging for the proposed stabilization area (facing south). Rocks resembling an old retaining wall are still visible farther out from the shore than the proposed plan, and these rocks possibly could be used to verify the land previously extended to that point.

Roberts described the methods and products to be used for stabilization (per plan and map submitted) and advised that bids have been received for project construction. The finished surface will stop at the edge of the abutting Ridgewell et al property. (An easement allowing deposit of fill residue on Ridgewell land is being secured, but is not needed for the stabilization itself.)

The fill area will level off where the road shoulder now drops, and be sloped so that run-off will be guided away from the Ridgewell line. Road run-off will not be increased. This built-up area is 27'x24' +/- (approx. 650 sq. ft.) and is presently vegetated. The CEO noted that impermeable lot coverage cannot exceed 20%, and all present noted that such coverage already exceeds 20%, although grandfathered. Discussed grassing over the new fill in order to keep the lot from becoming more non-conforming.

Viewed the two cement slab locations for water access (facing westerly). The 4'x4' north slab will support galvanized steel steps bolted into the ledge. The 4'x5' south slab will support a 38' L x 40" W aluminum ramp attached to an 8'x16' float. The float will ground out at low tide but will not be harmed.

Site walk ended at 8:46 AM.

