

PLANNING BOARD - TOWN OF PHIPPSBURG
May 3, 2009

SITE WALK

Brian & Clarissa Doughty, 1427 Main Road, Tax Map 44, Lot 06

PURPOSE: View Proposed Location of a New Business – Restaurant and Bar

PRESENT: Planning Board: Marie Varian, Chairman; Steve Thayer; Clifford Newell;
Robert Smith; Mark Hawkes
Selectman: Everett Perkins
CEO: Lee Rainey
Applicants: Brian and Clarissa Doughty
Public: Stanley and Lucia Roberts

Site Walk started at 8:00 AM.

Applicants plan to split off a portion of their lot for the proposed new business – the business will then “own” its own parcel.

Viewed flagging denoting entrance to the property from Main Road (Route 209). Maine State DOT has approved the entrance site and has approved installation of a 40’ culvert. There is clear visibility of 1000’ +/- going north from the proposed entrance and 800’ +/- going south. Flagging stakes were spaced 20’ apart. Newell suggested a curved, wider (40’?) entrance for enhanced safety.

Viewed flagging for the 60’ wide by 140’ long parking area, which will accommodate 28 vehicle spaces at 10’ x 20’ each, plus a 20’ travel lane. It was suggested a sign (s) be erected giving direction to the parking lot. There is room for expansion of the parking lot.

Viewed the orange flagging denoting location of the proposed 45’ wide by 70’ long restaurant/bar building. The building will be located 300’ +/- from a residential lot line (their own) to the south and 300’ +/- to a non-residential lot line (their own) to the north. The parking lot will be located 265’ +/- from each of those lot lines. These distances exceed the 150’ ordinance buffering requirement.

Viewed flagging at the edge of the wetland at the rear of the lot, also at 100’, and also at the building site. Took new measurements and verified the beginning of the wetland, then at the 100’ setback requirement, and then at 152’ to the proposed building. The building setback exceeds ordinance requirement.

Viewed flagging for the 33' x 100' subsurface waste water disposal area to be located to the north of the building and parking lot. The system will accommodate in excess of 1000 GPD and will require a distance of 200' from the wetland. Measured closest point to the wetland at 202'. There is room for the system to be located farther back, if necessary. Viewed the blue flagging denoting one of the test pits dug by Kenneth Cotton, L.S.E.

Site walk ended at 8:20 AM.

Notes taken and prepared by Marie Varian 