

August 6, 2003

PUBLIC HEARING

Planning Board members present: Marie Varian, Chairman; Marion Hebert; Steve Thayer; Bruce Kaake; Clifford Newell

The Hearing was called to order at 6:00pm for the purpose of hearing comments on a proposed 14 lot major subdivision on the Fiddlers Reach Road (Map 3, Lot 47). The Board received a Preliminary Plan for the proposed subdivision on July 9.

The Hearing was attended by some 28 abutters and interested parties. Developer, Bob Smith, was also in attendance and was represented by Kevin Clark and Charles Wiencinski of Sitelines in Brunswick.

Varian read the guidelines to be observed during the Hearing, stating that everyone would have the opportunity to speak and that all comments would be taken into consideration although no vote would be taken at this time.

Clark gave a brief overview of the project, stating that approximately 43.4 acres would be developed into 14 house lots. He added that 2300 linear feet of new roads would be constructed to service the lots within the subdivision, but there will be only one entrance on the Fiddlers Reach road. There will be 4.3 acres of common/open space. He further advised that a licensed Geologist, John R. Rand, had done a survey on the site and the report of that survey is included in the Subdivision Application. The report shows that there would be no adverse impact on neighboring wells. He addressed abutters concerns regarding the two acre lot size as prescribed in the Town Ordinance and explained that the gross density is actually in excess of three acres. He also addressed concerns over traffic impact quoting normal use statistic.

Varian then asked for comments from direct abutters. Thomas Cashman, President of the Pleasant Cove Association, addressed the Board with three major points of concern those being lot size, quantity and quality of potable water, and traffic impact on the area. He quoted the Comprehensive Plan Report included in the 2002 Annual Town Report which states in part that the proposed goals are that the Town maintain the Rural Character of Phippsburg and assures a sustained supply of quality drinking water. He added that the average lot size in his area is 6.8 acres and that the approximate 2.45 average acres per lot in the new subdivision would not be compatible and is not consistent with the rural nature of the area. He concluded by suggesting that the Board grant a lesser number of house lots - maybe four or five lots. He presented a letter for the file stating these concerns.

The Board next heard from Douglas Stewart an abutor and member of the Pleasant Cove Association. Stewart provided each Board member with a dwelling analysis showing that there are presently 86 completed dwellings, 562+ total acres, average lot size

of 6.54 acres and median lot size of 5.3 - 5.37 acres in the Fiddlers Reach area. He further provided a map of the Fiddlers Reach properties with the proposed subdivision lots delineated.

Real Estate Agent, Joan Maloney Chrane, next addressed the Board and attendees. She stated that she knew Smith to be a man of integrity and that he had given a great deal of thought regarding this subdivision. She advised that one of the things that is happening in real estate everywhere is that lot sizes are shrinking because there is not enough available land for what people want to do. She added that, in her opinion, the proposed subdivision would not be a detriment to the area and encouraged the residents of the area to look at all the tests and surveys that have been conducted.

Peter Roberts, President of the Fiddlers Reach Association, asked if a Hydrologist was in attendance and, since there was not, asked if one would be attending next weeks Planning Board meeting. Then he requested that nothing more be done until a Hydrologist was present to give a report and he was told that one would attend the next Planning Board meeting on August 13. Roberts stated that he is very concerned over quantity of water and traffic impact on the existing road.

Cashman, again referring to his previously mentioned letter, requested that the Planning Board further investigate a soils report from Joseph Wayashe which is included in the Subdivision Application. He also requested that the Board require the developer to have a hydrographic survey conducted to “insure the continued health of the water supply for those of us in the Pleasant Cove area”, and assurance from a licensed hydrologist that static head data by the developer will not affect the water level in wells.

Emily Rice next addressed the Board and stated that, although she is not a resident of the Fiddler Reach area, she has run on that road for approximately 13 years. She stated that, over the past five years, she has seen the character of the road undergo change due to increased traffic. She advised that, in her opinion, the road cannot sustain added traffic and spoke of her concern regarding the character of the area. She asked if the impact on the wetlands has been explored, as well as the impact on wildlife. She was advised that the wetland perimeters have been surveyed and that those areas are not buildable. She urged caution in development and growth.

Susan Wesley of Capt. Perry Drive spoke of her concerns regarding traffic and water supply, the rural integrity of Phippsburg, sprawl, and the protection of remaining open space.

Charles Weincinski of Site Lines next addressed the Board and audience. He stated that, in regard to rural character, Smith is striving to maintain that. He added that only two of

the new houses will be visible from the Fiddlers Reach road and advised that the lot sizes comply with the Town Ordinance. Regarding the issue of water, he explained that the hydrologist will attend next weeks meeting. He further addressed the concerns of additional traffic impact, stating that it is a standard calculation that there could be an average of 130 car trips per day.

Road Commissioner, Curtis Doughty, asked if the two south lots would be accessed by the Fiddler Reach Road. He was advised that only one of the lots would have that access, the other being accessed and egressed by the subdivision road. Doughty agreed that the site distance on both entrances is acceptable.

Varian read a letter from Dan Coffin, Chairman of the Phippsburg School Board. The letter stated that there could possibly be an impact on grades K through 6. Coffin further stated that it is the opinion of the Principal of the school, that any number up to 30 students would not currently impact the services offered nor result in huge fiscal impact based on present staffing. The tuition cost of sending students in grades 7 through 12 would amount to approximately \$5800 per student. Should there be 20 to 30 students in that age range, providing none required special education, the cost would be proportionate to the recent decline in the student population.

In answer to a question regarding fire protection, Fire Chief James Totman stated that he feels that regulations should be imposed for fire ponds and fire towers because this is not the last subdivision one will see in town. He added that, in the future, he would like to see in any subdivision comprised of over six dwellings, a fire pond with a dry hydrant. Regarding this present proposal, he advised that he has gone over the plan and over the site with Smith and finds no problem adding that it is probably one of the better subdivisions in the town.

Pat Cahill of Woodland Lane read a letter from Michael Gelberg, President of Air & Water Quality Inc. Cahill had requested information and pricing on a point-of-entry reverse osmosis system. The letter stated the cost of installation, pretreatment costs, annual maintenance and electrical costs. A copy of this letter is on file.

The meeting adjourned at 7:15pm.

Respectfully submitted,

Marion J. Hebert
Recording Secretary/
Planning Board Member

