

ON-SITE INSPECTION

APPLICANT; Jack & Margo Curley, 198 Pork Point Road, Bowdoinham, ME 04008

REQUEST: Lesser Setback in Resource Conservation Zone RE Lot #1, Phase I of the Parker Neck Colony Subdivision located on Capt. John Parker Road, Tax Map 09, Lot 05

PRESENT: Planning Board: Marie Varian, Chairman; Clifford Newell, Joshua Bate  
CEO: Lee Rainey  
Applicants: Jack & Margo Curley  
Abutters/Others: Erick Lindquist, Abutter; Jolin & Marianne Vinton, Subdivision Home Owners Association members

The applicants are planning to purchase the property and construct a house if a lesser setback can be granted. Per the Town's Shoreland Zoning Map, the property requires a setback of 250' and the Shoreland Zoning Ordinance allows reductions with a Planning Board permit to a minimum setback of 125' and with meeting the criteria of Sec. 15.B.6.a.b.c.&d.

See Minutes of May 18th Planning Board Meeting. The applicants had presented a letter dated July 9, 1986, signed by the then Planning Board Chairman, Thomas Percy, stating that the setback requirement had been reduced by the then Board on December 12, 1984, allowing construction between the 125' and 250' lines. That permission is now out-dated and invalid.

The Site Inspection started at 5:37 PM.

Viewed the north and south property line boundaries from the road. Walked a portion of the property between the road and the Kennebec River viewing the lay of the land. Observed surveyor's flagging of 125', 150', and 175' setbacks from the water.

House site is planned on a flat area on top of the ridge and has a 250'- setback. Measurements were taken from the 175' flags to the desired spot and verified a 250' setback. Applicants will ask for a reduction of 20' to a setback of 230' in order to ensure compliance with the ordinance during construction.

Viewed two test pit sites marked by Tom Paiement, Maine State Certified Site Evaluator. A letter from Paiement certifying 10,000 sq. ft. of suitable soils and a location map will be presented at the June 8th Planning Board meeting.

Site inspection ended at 6:06 PM.

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Clifford Newell, Secretary Pro-tern