

Town of Phippsburg
Planning Board
Site Walk
Put & Amy Coes
Sept. 24, 2006

Present: Chair Marie Varian, Robert Smith, Clifford Newell, Mark Hawkes, Rufus Coes for Put and Amy Coes, John Totman (Contractor) and CEO Lee Rainey

Purpose: to look at the proposed reduction of the 10,000 ft of suitable soil, in the Resource Conservation Zone, for septic systems for the proposed house on Half Moon Hill Road.

Members were given a map, by Mr. Coes, and explained the markings. Mr. Coes used the scale on the survey for measurements of lines and staked orange ribbons for the driveway. The proposed house site is more than 125' from Meeting House Pond, according to Mr. Coes, and would be located behind the ledge. No blasting is believed to be needed because building between two ledges.

A small stream/wetland area was noticed by the Board. Mr. Coes will have to have the area defined by the IN&F to make sure it is not a vernal pool.

Better defined markings are required for a permit to be issued- 125', 135', and so on. A reference point that will not change also must be established.

No objections to the site layout were noted- if everything measures out.

The Board asked Mr. Coes to have Ken ^{COTTON} mark the flow and septic sites on the map- many sites to make 10,000'.

For the October meeting- better maps with the flow and septic sites marked, marking lines away from the pond at 125', 135', 145' and define the wet area as stream, wetland or vernal pool.

Lynn Totman
Recording Secretary