

April 8, 2006

PHIPPSBURG PLANNING BOARD

SITE WALK

PROPOSED POPHAM BEACH CLUB

A site walk was conducted at 8:15am in Popham on the property of Bruce Poliquin (Tax Map 45, Lots 49 and 51).

It was attended by Poliquin, Selectmen Mike Rice and Everett Perkins and Planning Board members Marie Varian, Marion Hebert, Clifford Newell, Robert Smith and Alternate, Josh Bate. Codes Enforcement Officer, Lee Rainey, also attended.

Many abutters and interested parties also participated. They were: Charles and Bernadette Konzelman, Jean Perkins, Bob and Gail Butler, Jean Wyman, David Wade, Steve Norris, Martha Streeter, Brian Murray and David Percy.

Attendees viewed the high tide, the property lines, the stakes along the Wyman property, the flagged proposed parking area which will also provide ADA parking, the existing fence along a portion of the Wyman property, the location of the proposed well, the leach field and the location of a proposed storage shed replacement. Poliquin advised that he has received a DOT entrance permit. The proposed Beach Club building will have a 65 foot setback from the Wyman boundary rather than the buildings' present 20 feet..

Mrs. Wyman stated that she does not think that the stakes along her property are located correctly. Poliquin advised that he will have a survey conducted if that is what the Boards want and that a fence between the two properties can be whatever height the Wyman's would like. He further proposed to extend the existing fence to Route 209. There is no present wooded or fenced buffer between the Wyman and Poliquin lines from the present fence to Route 209. Poliquin proposes to put a buffer of trees on his side of the proposed fence.

A test boring for water was viewed and Poliquin explained that John Sevee (President and geotechnical engineer of Sevee & Maher Engineers, Inc.) visited the site and analyzed the hydrogeologic characteristics of the site. Sevee's report indicates that there will be adequate water supply for the proposed Beach Club. Poliquin advised that Sevee suggested a point dug well versus a drilled well. Mrs. Wyman stated her concern that this method could possibly affect Silver Lake which, according to Wyman is only 175' away and that a point might draw from area septs. She further stated that she thinks the distance from the well to Silver Lake should be 300 feet.

Poliquin pointed out the trees that he plans to keep intact and explained that this is one of the largest stands of pitch pine in the State (the whole beach area) and explained that he wants to keep all trees possible. He pointed out where the four former cottages stood. They were removed several years ago and two remain which Poliquin proposes to demolish and replace with the Beach Club.

The Boards estimated the distance between the tide mark at 8:34am at 20+/- feet.

The applicant may apply to the DEP for stairs down over the dune to the beach.

Poliquin referred to Section 14 of his application which refers to Wastewater Disposal Application and Approval and includes Department of Human Services Application signed by William Maier LSE.

The site walk recessed at 9:10am and will reconvene at 2:35pm.

Notes taken and prepared by Marie Varian and Marion Hebert.

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The site walk reconvened at 2:35pm. Selectmen Michael Rice and Everett Perkins were present as well as Board members Marie Varian, Chairman; Marion Hebert; Steve Thayer; Clifford Newell; Alternates Josh Bate and Mark Hawkes. Code Enforcement Officer, Lee Rainey, was also in attendance. Abutters and interested parties present were: Charles Konzelman, Jean Wyman, Bob and Gail Butler and Linda Thayer

The low tide at 2:54pm was viewed and measured from the dune to the low water mark by Josh Bate and Lee Rainey and determined to be 279 +/- feet. At Mrs. Wyman's request, the distance from the edge of the dune to the narrowing of the land in front of the existing cottage was measured and determined to be 168 +/- feet.

As some Selectmen and Planning Board members could not attend both site walks today the motion was made to recess until 9am Sunday, April 9.

Notes taken and prepared by Marie Varian and Marion Hebert

