

PHIPPSBURG PLANNING BOARD

SITE WALK – March 20, 2021

Kennebec River side of Tax Map 09, Lot 03 (lot runs from Parker Head Road to the river)  
Proposed 14-lot residential subdivision – Maine Woodland Properties

- PURPOSE: View the land proposed to be a 14-lot residential subdivision.
- PRESENT: PLANNING BOARD: Joshua Bate, Mark Hawkes, Ashley Thayer, Stephen Thayer, and Marie Varian, Chair
- CODES ENFORCEMENT OFFICER: Leighton Rainey
- APPLICANT’S PROJECT MANAGER: James A. Boyle, Maine Woodland Properties
- ABUTTERS: Eric and Allie Lundquist, Richard Quimby, Catherine Trott, Geoffrey Trott
- OTHERS: Ellen Winchester, Bradley Hart, Herb Thomson

The group met at the Parker Head Road entrance to the site. Planning Board Chair Varian commenced proceedings at 9:00 am. Ms. Varian noted that the site walk was originally scheduled for January 24<sup>th</sup> and was advertised, as required, in the *Times Record*, on the Town’s website, and around town. She noted that the site walk was rescheduled due to bad weather and has been postponed several times. Each postponement has been posted on the Town’s website and places around town.

Ms. Varian explained that the purpose of this site walk was to view the land, ask questions, and have Jim Boyle, the owner’s representative, show and tell the Planning Board the development plan for the site. A site walk gathers information so the application can proceed. No votes are taken. The applicant has six months from the date of the site walk to submit a preliminary plan based on the suggestions and comments made in the site walk. If the preliminary plan is not submitted within six months, it will be necessary for the applicant to start the process over if they choose to proceed. If the preliminary plan is completed in less than six months, the applicant will request the Board to include the application on the next meeting’s agenda. The plan then will be on record and on the Town’s website. Eventually there will be a public hearing on the preliminary plan. At that point, the applicant will be protected, as required by state law, by the actions of the Planning Board. This site walk does not provide any guarantee to the applicant that the plan will go any further, according to state law. All of this information is available on the Town’s website (download *Subdivision Ordinance*).

Mr. Boyle showed the current sketch plan, spoke about the overall project, and pointed out a few things that the group would see. The lot is 100± acres. The proposed road was flagged with yellow ribbon. Blue ribbon flagged the 125’ setback from the Kennebec River. Test pits

were flagged with blue ribbon and were differentiated by Mr. Boyle as the group walked by them.

There was discussion about the location of the common area. Mr. Boyle stated that the common area has not been designated yet, but would be determined after the snow was gone and the ground thawed. It was clarified that the plan is for the entire site to be divided into 14 lots, one of which would be a 70±-acre lot (subdivision lot #14), and the remaining 13 lots (subdivision lots #1-#13) would be created from the remaining 30± acres. The common area would not be an additional lot, but would be taken from the existing 14 lots. The 13 lots are located side by side on the river side (east) of the lot.

Mr. Boyle reported that Sitelines was currently working on the storm water design for the road and other impervious areas. He stated that the preliminary plan would be affected if there are significant vernal pools that are state regulated.

Ms. Varian explained that, after the preliminary plan is submitted and the Board determines any requirements for the final plan, the applicant then has another six months to submit the final plan.

Town CEO, Lee Rainey, asked if Curtis Doughty, Town Road Commissioner, had been notified and if they had measured for site lines.

Trees selected for cutting had been marked with blue paint. Mr. Boyle said that there would be no commercial cutting.

Mr. Rainey asked about grade: how much fill or blast? Mr. Boyle responded that there would be some of both.

The group walked east from Parker Head Road on the proposed road along the southern border of subdivision lot #14. Mr. Boyle stopped approximately halfway between the starting point of this road and the point at which the road “T’s” and goes north-south along the western boundaries of subdivision lots #1 through #13. At this point, he showed where the road would be moved to save a 5’± diameter tree and to be further from wetland.

Next stop was where the east-west portion of the road “T’s” at Lot 4. At the “T” the group turned right (south) and continued to walk along the path where the road would be.

Questions were raised about driveways going to all lots, rather than having easements providing access to some; location of wells; bed rock; north-south water table; water depth for good water or salt water. Question raised whether DEP permit is required.

Mr. Boyle stated that these issues/questions are all dependent upon the location of the septic systems.

There was some conversation about the huge glacial erratic that the group viewed on the current location of the proposed road. The consensus was that the road would have to go around it.

Mr. Boyle showed the hammerhead turnaround and pointed out the lot lines and pins for subdivision lots #1 through #4. The group viewed the lot lines and pins between the southernmost point of the development (subdivision lot #1) and the property owned by Mr. Lundquist (Tax Map 9, Lot 6). Mr. Boyle stated that the owners are considering designating this piece of subdivision lot #14, which abuts subdivision lot #1, as part of the common area for the subdivision. The Board noted that this piece of land is small and very irregular in shape and bumps out in front of Mr. Lundquist's house. Mr. Boyle pointed out that the southern lot line for subdivision lot #1 was where the 125' setback and test pit were. Mr. Boyle showed all lot lines, test pits, and 125' setback for all lots and answered miscellaneous questions about different lots.

The group then went north to view the northern subdivision lots (#5 through #13). Throughout the walk along the river side of the site, Board members were able to walk along the top of the ridge and look down at the river. They viewed steep cliffs going down to the river in the southern portion of the site, becoming less steep as they moved north. The eastern edge of the lots in the middle were still well above the water, and the slope of the northernmost lot (#13) was relatively low. At the time of the inspection, water was at low tide and mud flats were observed throughout the length of the site. Mr. Boyle pointed out the proposed location of the hammerhead turnaround on Lot #12. Planning Board members viewed all 125' setback lines and all test pits on all lots. Group viewed road from subdivision lot #13 where road changes may or may not be done because of ledge and grade. Group walked to first wetland and walked north to test pit site for subdivision lot #14. Mr. Hawkes noted a stand of dying hemlock trees on the site.

Planning Board members reviewed the sketch plan with Mr. Boyle and, as per the Ordinance, instructed him on the appropriate scale for the preliminary plan, which they determined should be 1"= 100'.

Group walked back to base of hill that paralleled Parker Head Road to point of beginning.

Mr. Boyle said that he would talk to his team to determine when they expected to have the preliminary plan completed for Planning Board review, and let the Board know when they would be ready to have it put on the agenda. He said they would push to be ready for the May meeting.

Question was raised about whether there would be a marina with docks and moorings. Mr. Boyle responded that they had no plans to have any common docks or moorings and that it would be up to each lot owner to determine what should be developed on each individual site.

Site walk ended at 12:01 pm.

Site Walk – Map 09, Lot 03

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Respectfully submitted,

*Channa A. Eberhart*

Channa A. Eberhart, Planning Board Secretary