

PLANNING BOARD - TOWN OF PHIPPSBURG  
January 27, 2008

**SITE WALK**

Property of Gregory & Kathleen Gensheimer – Tax Map 27, Lot 20  
98 Newbury Point Road – Newbury Point Subdivision

Present: Planning Board: Marie Varian, Chairman; Clifford Newell; Stephen Thayer;  
Robert Smith; Mark Hawkes  
CEO, Lee Rainey  
Applicant, Gregory Gensheimer

Site walk started at 8:02 AM.

The proposed driveway area was marked with pink flagging. Walked entire length from the subdivision road (Newbury Point Road), through the woods to the Gensheimers' dooryard. The area is reasonably level. Viewed many dead fir trees with wet areas. There are no brooks or streams. A utility pole near the proposed driveway entrance from the Newbury Point Road will have to be moved and, at present, a guy wire is attached to a dead tree.

Viewed the proposed overhead walkway area including markers depicting a future enlargement of the barn. The walkway would go from the second floor of the house to the second floor of the barn. Discussed the facts that the Gensheimers' house is non-conforming (too close to the water), is in a Resource Protection Zone, and they have already used the permitted up to 30% expansion. The Gensheimers are asking that the walkway be declared an Accessory Structure. There was question as to how far from the house the walkway needed to be to comply with the ordinance.

Viewed the existing house with regard to constructing a concrete foundation under one section, which is now partially open and partially rocked and cemented in. The Board saw no objection to the proposal and even though the house is located on a ledge close to the water's edge, there will be no adverse impact. Also, there is no reasonable way to move the entire structure farther back. Advised the applicant to contact the DEP in the event they needed to make separate application to that agency.


Viewed the proposed location for erection of a windmill, which would be beyond the RP Zone. There was no objection to the location. A permit would be needed from the Codes Enforcement Officer rather than the Planning Board.



Discussed covenants relating to construction on a subdivision lot. Dr. Gensheimer stated that the covenants do not restrict his proposals, but is in the process of securing written consent.

Site walk ended at 8:45 AM.

Respectfully submitted,



Clifford Newell, Vice-Chairman and Secretary Pro tem

1/27/08

