

Site Walk 3/3/2024

PHIPPSBURG PLANNING BOARD
SITE WALK – MARCH 3, 2024
Tax Map 27, Lot 020
63 NEWBURY POINT RD.
GREGORY GENSHEIMER, Applicant

PURPOSE: View property to repair trail to original state, after storms of
January 10 and January 13, 2024.

PRESENT: PLANNING BOARD: Marie Varian, Chair, Ashley Thayer, John Totman Jr.,
Lori Follett; Roger Clark

OWNERS: Gregory & Kathleen Gensheimer, Jim & Anna (Granddaughter) Gensheimer

NEIGHBORS and OTHERS: Mark Hawkes (acting Agent for Gensheimer's),

Yvonne Overington and Roger Therriault were at the gate by the Overington property and
joined the walk from that point.

Planning Board Chair Varian commenced Site Walk proceedings at 9:00 a.m.

Opening

Chair Varian began by stating that the site walk had been properly advertised in The Times
Record newspaper and in notices posted in several locations in town.

The "trail/walking path" heads west from the Gensheimer's house, parallel to the shore as it
curves west along the little cove. Approximately half of the "trail/walking path's" width has
been destroyed; where the "trail/walking" path turns more southerly it has been washed away
entirely. This exposes the ledge and a culvert. Just after the culvert the "trail/walking path"
makes an approximately 120 degree turn towards the north. Heading up an incline to the
Overington's property there is a stream, or possibly storm runoff, that runs alongside the right
side of the "trail/walking path". The stream is diverted under the "trail/walking path" through
the culvert that will be replaced.

There is a gate at the top of the incline by the Overington's driveway. It is 35-feet from the end
of the paved driveway to the gate. It is 140-feet from the gate to where the storm damage
starts. Mr. Hawkes stated that some tree limbing will be necessary to prevent the mirrors on
the construction trucks from being damaged. It is 157-feet from the gate to the culvert.

Chair asked how long it would take for the work to be completed. Mr. Hawkes replied that it would likely take a week, weather dependent. Because the Gensheimer's are not in a hurry for the work to be done, Mr. Hawkes stated that he would wait until the land is drier to complete the work, possibly May or June.

Ms. Overington asked about the necessity of a permit. Mr. Hawkes replied that because less than 50% of the total length of the "trail/walking" path needs repair, a permit is not required. He will need to obtain a permit to replace the culvert and will replace the 12-inch culvert with an 18-inch culvert to better handle the runoff.

Mr. Hawkes assured Ms. Overington that he would be sure not to damage her driveway. He will turn his trucks around at the corner of Newbury Point Road and back them down the path rather than turning around in the Overington's driveway.

The group walked back up to the Gensheimer's house. In the front of the house there is an existing walkway and dock which have been half washed away. The Gensheimer's are deciding whether they will replace what has been destroyed.

There is also a retaining wall that has been damaged, exposing a culvert. The retaining wall will be repaired and the dirt behind it replaced.

Towards the southeast of the retaining wall there are rocks which will be reinforced and stabilized.

Site walk concluded at 10:04am.

Notes taken and typed by :



Lori Follett.