

PHIPPSBURG PLANNING BOARD
PUBLIC HEARING – New Business
Crabby Lobster
106 Ridley’s Landing, Tax Map 32/Lot 003
May 27, 2021

PRESENT: Mark Hawkes, Clifford Newell, Alternate Robert Smith, and Stephen Thayer

[28:31] The hearing was held at the Phippsburg Town Hall and was opened at 6:28 pm by Mr. Newell, who chaired the meeting. Mr. Newell reported that the members of the Board had just completed a site walk at the location of the proposed business. He stated that Crabby Lobster is a new business proposed by Lisa Wallace and Michelle Hunt. Mr. Newell explained that Section 15.G.1.b of the Town’s Shoreland Zoning Ordinance and Section 9.L.1.b of the Town’s Land Use Ordinance require a public hearing prior to permitting a new business, which is the reason for this public hearing. He reported that this public hearing was timely advertised in the *The Times Record* and on the Town’s website, and abutters have been notified.

Mr. Newell stated that they had a quorum, but because they were short one member, he appointed Mr. Smith to fill in for Ms. Varian, who was out of town. Mr. Newell then asked the applicants to provide a description of their business proposal.

Ms. Hunt explained that their intention was, first, just to sell lobsters, and, then add condiments, butter, and crackers to go with the lobsters, as well as eggs, crafts, and fresh vegetables. Mr. Newell confirmed that they were aware that it was their responsibility to determine and obtain any other licenses required to conduct this business.

There were no further questions from the Board, as they reported that all questions had been answered on the site walk. No members of the public were in attendance.

Mr. Newell reported the findings of fact in connection with the following conditions listed in Section 17.D.3, which states, “After the submission of a complete application to the Planning Board the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

- a. Will maintain safe and healthful conditions;
- b. Will not result in water pollution, erosion, or sedimentation to surface waters;
- c. Will adequately provide for the disposal of all wastewater;
- d. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- e. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- f. Will protect archaeological and historic resources as designated in the comprehensive plan;
- g. Will not adversely affect existing commercial fishing or maritime activities;

- h. Will avoid problems associated with flood plain development and use; and
- i. Is in conformance with the provisions of Section 15, Land Use Standards.

Mr. Thayer moved that, based on the site walk just conducted, all of the items above are covered and acceptable. Mr. Smith seconded the motion, which was passed unanimously.

Mr. Smith moved to approve this application as submitted. Mr. Thayer seconded the motion, which was passed unanimously.

Mr. Hawkes moved to add flowers to the items listed in the application to be sold in this business. Mr. Thayer seconded the motion, which was passed unanimously.

Applicant paid fee of \$95.

[51:02] Mr. Thayer moved to adjourn. Mr. Smith seconded the motion, which was passed unanimously. Mr. Newell declared the hearing over at 6:50 p.m.

Respectfully submitted,



Channa A. Eberhart
Planning Board Secretary