

PUBLIC HEARING

January 23, 2024

UNCLE SEAN’S FISH N CHIPS, represented by Sean Glidden, New Business Application to operate a seasonal mobile food trailer adjacent to the “Kelp Shed” on property of Hermit Island Company, Inc., 6 Hermit Island Road – Tax Map 24, Lot 31 Application #2024-01

MEMBERS PRESENT: Mark Hawkes, Ashley Thayer, Lori Follett (alt), Roger Clark (alt), and Marie Varian, Chair

The meeting was called to order by Ms. Varian at 5:34 pm at Town Hall. She announced that there was a quorum, and that John Totman, Jr. and Clifford Newell were absent. Ms. Varian appointed Alternate Lori Follett to serve for Mr. Newell and Alternate Roger Clark to serve for Mr. Totman. She asked if there were any conflicts of interest, and there were none.

Ms. Varian announced that there were no members of the public present, and that the applicant and landowner were in attendance.

Ms. Varian stated that on January 9, 2024, Sean Glidden, of Topsham, ME, owner of Uncle Sean’s Fish N Chips submitted his application to the Planning Board to operate a seasonal mobile food trailer on the property of Hermit Island Inc., 6 Hermit Island Road, Tax Map 24, Lot 31. She referenced Section 9.L.1.d of the Town of Phippsburg Land Use Ordinance which states that all new business applications require an advertised public hearing. Notice of this public hearing was timely and properly published in *The Times Record* on January 12, 2024, and the notice was posted in several places across town. Ms. Varian gave Mr. Glidden the floor.

Mr. Glidden introduced himself as the owner of Uncle Sean’s Fish N Chips food trailer. He said that he opened the trailer in 2020 and has been running it since. He explained that he had previously worked for 10 years as the kitchen manager at Hermit Island, so he is familiar with the Town. He is asking to serve seafood out of his food trailer adjacent to the Kelp Shed on Hermit Island property, feeding locals, campers, and visitors to Head Beach. He stated that he loves Phippsburg and that he thinks that it will be a good fit, benefiting Hermit Island, himself, and the Town. He also stated he is excited for the opportunity to return to Hermit Island, one of his favorite places.

Ms. Varian gave Christopher Sewall, President of Hermit Island Company, Inc., an opportunity to speak. Mr. Sewall said he is looking forward to a summer season with Mr. Glidden. He explained that Mr. Glidden’s food trailer was at Hermit Island for a few weeks last year, and that it was very popular and a great success. He stated that there will be public restrooms available inside the Kelp Shed. Mr. Glidden said that the time he was there last year felt like a test, and that he agrees that it went great.

Ms. Varian stated that part of the application process is the notification of abutters, and that there is only one abutter and she had been properly notified. Ms. Thayer pointed out that Mr. Glidden's Food License from the State of Maine Department of Health and Human Services will expire in August, and asked if it will be renewed; Mr. Glidden said it would be. Mr. Clark asked if Mr. Glidden insures himself, and he said he has kitchen insurance for the food trailer. Mr. Sewall said the campground also carries general insurance.

Ms. Varian referenced buffer zones from Section 9.L.3 of the Land Use Ordinance, explaining that because the property is so large, there will be no problem establishing the 100-foot buffer zone from residential lot lines. She stated that the applicant had already addressed water and sewage. Ms. Varian referenced Section 12.D.3, and the Board reviewed the requirements with Mr. Glidden, all findings were positive.

Mr. Hawkes made a motion to approve the application as it was submitted. Ms. Thayer seconded the motion, which the Board passed unanimously.

Ms. Varian read the Planning Board Action, saying the application was being considered under the Town of Phippsburg Land Use Ordinance, Section 1, Section 9, and Section 12. The Board determined the application to be complete. There is one abutter to the property where the mobile food trailer will be located, and proof of notification of said abutter was submitted and accepted. The location of the business area more than meets the 100-foot setback requirement. The applicant has met all requirements of the Ordinance. The application will secure any and all other permits necessary to operate his business.

Applicant paid a fee of \$275 by check #2045.

Ms. Varian closed the Public Hearing at 6:01pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Rachael Newbert".

Rachael Newbert

Administrative Assistant to the Planning Board and Board of Appeals