

MINUTES OF SPECIAL MEETING
PHIPPSBURG PLANNING BOARD
January 30, 2024

MEMBERS PRESENT: Mark Hawkes; Ashley Thayer; John Totman, Jr.; Lori Follett, Alternate; and Marie Varian, Chair

1. Chair Varian called the meeting to order at 5:30 p.m. Lori Follett was appointed to serve in place of member, Clifford Newell. There were approximately thirty public attendees present.
2. **Purpose of Special Meeting:** Ms. Varian explained the purpose of this special meeting as an effort to expedite the permitting process for those who intend to rebuild their wharfs and associated structures that were demolished in the January 10 and 13 storms. The Planning Board has the ability to approve such construction if it is in the same dimensions as the original.

Most of the attendees had planned to apply right away. However, Ms. Varian then announced that she had learned "about an hour and a half ago" that there is new Legislative action which would allow replacement wharf height to be increased up to 4' higher than the base flood elevation. She emphasized this was not yet a law, but had been told that some kind of height relief would be given.

This information was totally unexpected by everyone. General discussion followed – there was huge interest and concern along with many questions with no answers at this point. Ms. Varian asked the attendees if they wanted to apply for permits tonight or wait and see what the final height limit and any other perimeters might be. Only one person decided to apply for a permit tonight.

3. **Peter Roberts, 379 Fiddlers Reach Road, regarding his property at 68 Morrison Pasture Road, Sebasco, Tax Map 31, Lot 82, in the Village District of the Town's Shoreland Zone – Application #2024-02.** The application was considered under The Town of Phippsburg Shoreland Zone Ordinance, primarily Section 15.D. Piers, Docks, Wharfs and Section 17 Application Process. The original wharf was totally destroyed. The replacement wharf will be 8' wide and 12' long, which is smaller than the original. Mr. Roberts plans to build at least 2' higher if allowed. The application included drawings of the proposed wharf and a copy of the deed verifying ownership. Upon motion by Mark Hawkes and a second by Ashley Thayer, the Board unanimously voted to approve the application. A note was added and written on the permit that in the event of a raise in the height restriction, "Mr. Roberts will utilize added height, and will notify the Planning Board of the footage." Mr. Roberts submitted a check for \$100.00 to cover the permit fee.

4. **Other Business:** The Board and attendees engaged in a general discussion on storm recovery and concerns.

5. **Adjourn:** Motion by Mark Hawkes, second by Ashley Thayer, and unanimous vote to adjourn. Meeting adjourned at 8:28 p.m.

Respectfully submitted,



Marie Varian, Chair