

MINUTES OF A SPECIAL MEETING OF THE 4 NIBANG COMMITTEE

SUNDAY, JULY 23, 2023

4 NIBANG AVENUE, FENWICK

A Special Meeting of the 4 Nibang Committee was held on Sunday, July 23, 2023. Notice of the meeting was posted in a timely manner on the Fenwick Kiosk and on the Borough website.

PRESENT:

Ashley Gengras, Banc Jones, Christopher Rehm,
Mike Reynolds, Pam Christensen, Committee
Members

ABSENT:

None

MEMBERS OF THE PUBLIC:

Connie and Hall Wilson, residents. Frank Keeney,
Burgess

1.Call to Order

P. Christensen called the meeting to order at 9:35 a.m.

2.Approval of minutes from February 15, 2023 meeting

A motion was made by A. Gengras, seconded by M. Reynolds to approve the minutes as submitted.

PASSED UNANIMOUSLY

3.Comments from the public

Hall Wilson commented that he was happy that the Borough formed the Committee and that he agreed the building needed updating or re-building.

4.Property deed and usage, restrictions, and easement.

P. Christensen reported that Newt Brainard had met with Borough Attorney Campbell Hudson in October and clarified that the only restriction on the building and property is that it remain Borough property and that any structure and/or facilities shall be solely for the use of the Borough of Fenwick and/or its agents or employees.

The property is under easement held by the Lynde Point Land Trust restricting the use to "Fenwick residents and staff."

The 4 Nibang property extends from Moore Meadow to the Jones property.

The 4 Nibang property and building were a gift from the Wilson family to the Borough. The current structure known as the “Wilson Garage” was built in 1910 and is considered an historic building and is listed on the National Register. Any modifications to the building will require a public hearing and Certificate of Appropriateness from the Historic District Commission.

Matt Myers, Chairman of the HDC invited Committee members to the HDC meeting on March 4, 2023 for an informal conversation about the structure. P. Christensen, A. Gengras and M. Reynolds were present at the meeting. HDC members agreed that they would consider an application for demolition or modification of the building.

5.Options for use of Property

The Inner Light House is on a list of properties that the government plans to transfer ownership to a municipality or non-profit organization. The Borough is interested in applying for ownership which involves a formal application process. Because of this development, the Warden and Burgesses are requesting that the 4 Nibang Committee temporarily pause their activities until more is known about the future of the light house.

Committee members agreed that the Warden’s request made sense and that they could resume their work at the appropriate time. It was also agreed, to complete the discussion items on the agenda to document the work to date.

Other options for the 4 Nibang property were discussed:

- Keep the existing building usable for as long as possible
- Demolish existing building and construct new building with possible separate storage building in existing location
- Demolish existing building and construct new building in different location i.e. Yacht club property; next to the Borough office
- Sell part of whole property

6.”Needs” and “wants” of the Borough staff and government pertaining to 4 Nibang

No updates on this topic since the discussion at the February 15th meeting.

7.Input and ideas from residents, play class, Yacht Club and other Borough committees.

No updates on this topic since the discussion at the February 15th meeting.

8.Survey to Borough Residents

To be done at the appropriate time

9.Proposal from Architect

Committee members interviewed 2 architects with the goal of retaining services to do a simple, preliminary plan for a new building that could be used for the purposes of obtaining rough price quotes.

A Gengras met with each architect and was prepared to present a proposal and make a recommendation based on their ideas, interest level and availability but discussion was tabled until the Committee's work resumes in the future.

10.Next Steps

The Committee will re-group at the direction of the Warden and Burgesses.

11.Adjournment

The meeting was adjourned at 10:15

Respectfully Submitted,
Pam Christensen, 4 Nibang Committee