

VINALHAVEN PLANNING BOARD

MINUTES

February 9th, 2022

Town Office, 7 pm

Board Present: Banner Moffat, Brendan Meagher, Bryan Applegate, Faye Grant CEO, Shelby Smith Secretary

Meeting called to order: 7:11pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Downeast Homes/Jay Carlsen
Owner: NJR LLC./Joseph and Nancy Richardson
8 Islander Lane TM 22 L 54
New Building/Structure: Single Family use
24' W x 40' L x 27' H 3 Bedrooms, 2 floors

Motioned by Banner and seconded by Brendan

VOTED: To APPROVE permit, 3-0 PB #22-3

On the condition: that the setbacks for "option 1" plot plan are verified by CEO prior to construction.

Finding of Facts: New structure will be more conforming than existing structure.

Finding of Facts: Existing structure is beyond repair and must be replaced.

Finding of Facts: New structure will meet setback requirement from road, based on Vinalhaven Land Use Ordinance Section 15 footnote 6.

2. Applicant: Alex Banker
Owner: Skipwith Banker Trust
41 Long Cove Road TM 08 L 27-01
Addition to existing structure: Accessory
5' W x 40' L x 8' H lean-to attached to a permitted barn
Motioned by Brendan and seconded by Bryan
VOTED: To APPROVE permit, 3-0 PB #22-4

Finding of Facts: Permit meets all Vinalhaven Land Use Ordinances.

3. Applicant: Wilson Boone
Owner: Wilson Boone and Laura Spinner
Bayview Cemetery Road TM 27 L 35
New Building/Structure: Single Family use
36' W x 32' L x 20' H 3 Bedrooms, 2 floors
Motioned by Brendan and seconded by Bryan
VOTED: To APPROVE permit, 3-0 PB #22-2

Finding of Facts: Permit meets all Vinalhaven Land Use Ordinances.

4. Applicant: Sundog Solar
Owner: Daniel Cross
47 Pollys Cove Road TM 12 L 38
Other: Installation of a 1113.78ft² ground mounted solar array
Motioned by Banner and seconded by Brendan
VOTED: To APPROVE permit, 3-0 PB #22-5

Finding of Facts: Permit meets all Vinalhaven Land Use Ordinances.

B. TABLED: None

II. OTHER BUSINESS

1. Applicant: Goats Hill Subdivision
Subdivision

- Wes Reed gave more information and documents to the Planning Board to contribute towards the subdivision application being complete.
- Information still needed for a complete application:
 - o Survey of lots
 - o Soil tests
- CEO will notify abutting property owners of this application.

III. MINUTES FROM PREVIOUS MEETINGS

1. January 12th, 2022 Minutes

Motioned by Banner and seconded by Brendan

VOTED: To APPROVE minutes, 3-0

IV. DATE OF NEXT MEETINGS: March 2nd and 9th, 2022

Meeting adjourned at 8:15pm