

VINALHAVEN PLANNING BOARD
MINUTES

TOWN OFFICE, 7:00 PM

MARCH 9th, 2022

Present: Banner Moffat acting Chair, Bryan Applegate, Robb Warren, Brandan Meagher, Jeanne Bineau-Ames, Faye Grant CEO, Shelby Smith Secretary

Meeting called to order: 7:09pm

I. APPLICATIONS

A. NEW:

1. Applicant/Owner: Steve Brock
10 West View Road TM 12 L 25A
Addition to existing structure: Single Family Use 24'9"W x 36'6"L
Add foundation/basement under existing structure

Motioned by Robb seconded by Bryan
VOTED: To APPROVE application, 3-0 PB #22-6
Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
Note: Brendan has recused himself from this vote.
2. Applicant/Owner: Steve Brock
10 West View Road TM 12 L 25A
Addition to existing structure: Single Family Use 16' W x 16' L x 12'H
Deck/Porch – Gazebo

Motioned by Robb seconded by Bryan
VOTED: To APPROVE application, 3-0 PB #22-7
Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
Note: Brendan has recused himself from this vote.
3. Applicant/Owner: Steve Brock
10 West View Road TM 12 L 25A
Addition to existing structure: Single Family Use 14' W x 14' L 8' H
Dormer

Motioned by Robb seconded by Bryan
VOTED: To APPROVE application, 3-0 PB #22-8
Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
Note: Brendan has recused himself from this vote.
4. Applicant: Mark McCarthy/Downeast Homes
Owner: Greta McCarthy
12 Pocus Point Road TM 14 L 10
New Building/Structure: Single Family Use 34'Wx 56'L x 22.5'H
3 bedrooms and 1 floor

Motioned by Brendan seconded by Jeanne
VOTED: To APPROVE application, 5-0 PB #22-9
Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
Finding of Facts: This is a pre-existing subsized lot therefore, being smaller than an acre is acceptable per VH Land Use Ordinances.

5. Applicant: Downeast Homes
Owner: Craig and Sarah Lazaro
50 Sands Road TM 17 L 44G-1
New Building/Structure: Single Family Use 30'W x 48'L x 30'H
4 bedrooms and 2 floors

Motioned by Banner seconded by Brendan

VOTED: To APPROVE application, 5-0 PB #22-10

On the condition: That evidence of sewer hookup to the town sewer is provided to the Town.

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

Finding of Facts: An easement is in process between the neighbor and the sewer company.

6. Applicant: Norman Reidy
Owner: Joshua and Melody Komyerou
171 Young Road TM 9 L 74
Other Improvement: Fix up existing 2 bedroom camp, same size
16' W x 36' L x 25' H 2 bedrooms and 2 floors
POSTPONED as requested by applicant

B. TABLED: None

II. OTHER BUSINESS

1. Applicant: Goats Hill Subdivision
Subdivision
- Vote will be at next month's voting meeting
- All copies of plans will need to be signed with sharpie
- Paid for
- Registry no longer accepts mylar, now requires a copy with black ink

III. MINUTES

1. February 9th, 2022

Motioned by Banner seconded by Brendan

VOTED: To APPROVE minutes as is, 3-0

IV. NEXT MEETINGS: April 6th and 13th, 2022

Meeting adjourned at 7:40pm