

VINALHAVEN PLANNING BOARD

MINUTES

April 13th, 2022

Town Office, 7 pm

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

Meeting called to order at 7:10pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant/Owner: Frank Thompson

Granite Island Road

TM 20 L 20

New Building/Structure: Other use

64'W x 48'L x 24'H

Motioned by Banner and seconded by Brendan

VOTED: To TABLE application, 5-0

Finding of Facts: The current setbacks to the side and rear property lines are too close for the height of the building, per the height based on setback requirements described in Vinalhaven Land Use Ordinance Section 16. B. 1.

Finding of Facts: Structure will be used as a workshop/garage

2. Applicant: C&C Construction

Owner: Mark Subias and Todd Almond

21 State Beach Road

TM 30 L 6, 7, 8

Pier, wharf, ramp or float: Single family use - 860ft total

Pier: 95' x 5'

Ramp: 3' x 35'

Float = 14' x 20'

Motioned by Banner and seconded by Jeanne

VOTED: To APPROVE permit application, 5-0

PB #22-13

Finding of Facts: Army Corp of Engineers and DEP permits have been approved.

Finding of Facts: All dimension and other requirements in Vinalhaven Land Use Ordinances Section 16. U. are met.

3. Applicant: Patrick Mellor, on behalf of property owner

Owner: Joshua and Melody Komyerov

171 Young Road

TM 9 L 74

Other improvement: Single family use

Renovation of existing 2 bedroom camp

16' W x 36' L x 25' H 2 bedroom, 1.5 floors

Permit application was not voted on by the Planning Board.

Finding of Facts: With the application written as is, with no change of use to the structure, the CEO can approve/deny this without the Planning Board's vote.

Finding of Facts: If a change of use to the structure, i.e. adding a kitchen or plumbing, then that is an application that would be considered by the Board.

4. Applicant: PC Builders
Owner: Crocketts Cove, LLC
319 Crocketts River Road TM 8 L 17A-1
Main House – 74’ x 20’
West Wing – 88’6” x 24’
Master Wing – 50’ x 20’
All enclosed breezeways
Motioned by Bryan and seconded by Jeanne
VOTED: To APPROVE permit application, 5-0 PB #22-11
Finding of Facts: No changes to identical permit that was issued a year ago, with no substantial start yet.
5. Applicant/Owner: Barbara Keen/Constance Webster
Blunder Lane/Ocean View TM 4 L 12
New Building/Structure: Single Family use
22’ W x 36’ L x 26’ H 3 bedroom, 1.5 floors
Total square feet = 1,896.80
Motioned by Brendan and seconded by Jeanne
VOTED: To TABLE permit application, 5-0
Finding of Facts: Building permit application is incomplete. Must be complete to be voted on per Vinalhaven Land Use Ordinance Section 17. D.
6. Applicant/Owner: Barbara Keen/Constance Webster
Blunder Lane/Ocean View TM 4 L 12
New Building/Structure: Accessory 16’ W x 20’ L x 16’ H
Motioned by Brendan and seconded by Jeanne
VOTED: To TABLE permit application, 5-0
Finding of Facts: Building permit application is incomplete. Must be complete to be voted on per Vinalhaven Land Use Ordinance Section 17. D.
7. Applicant: Charlie Reidy
Owner: Peter Manning/Andre Bishop
Pooles Hill Farm Road TM 7 L 38A
New Building/Structure: Single Family use
28’ W x 42’ L 2 bedrooms, 2 floors
Motioned by Banner and seconded by Brendan
VOTED: To APPROVE permit application, 5-0 PB #22-14
Finding of Facts: Application is complete and follows all Vinalhaven Land Use Ordinance requirements that pertain to it.
8. Applicant: PC Builders
Owner: Crocketts Cove, LLC
319 Crocketts River Road TM 8 L 17A-1
Moving of an existing shed from Dyers Island Road
Permit application was not voted on by the Planning Board.
Finding of Facts: Per Vinalhaven Land Use Ordinance Section 14. Table 1. D. 4)
a. the CEO can approve or deny this permit without the Planning Board’s vote.

9. Applicant: Goats Hill Subdivision
Subdivision on North Haven Road

Motioned by Bryan and seconded by Banner

VOTED: To APPROVE subdivision application, 5-0 PB #22-12

Finding of Facts: Following Vinalhaven Land Use Ordinance Section 21: Subdivisions. II. Review Criteria, enacted under the authority granted to the Town by the statutes of the State of Maine 30A-MRSA 3001 and Revised Statutes Annotated, Sections 4401-4401:

- A. This subdivision will not result in undue water or air pollution.
- B. This subdivision has sufficient water available for the reasonable foreseeable needs of the subdivision.
- C. This subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used.
- D. This subdivision will not cause unreasonable soil erosion or a reduction of the lean's capacity to hold water so that a dangerous or unhealthy condition results.
- E. This subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.
- F. This subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.
- G. This subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if to be utilized.
- H. This subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites, significant wildlife habitat or rare an irreplaceable natural areas or any public rights for access to the shoreline.
- I. This subdivision will not create an adverse fiscal impact on local government or place an unreasonable burden on the ability of the local government to provide municipal or government services.
- J. This subdivision conforms with this Ordinance, the Comprehensive Plan, and any other State or local development plan or land use plan, if any.
- K. The subdivider has adequate financial and technical capacity to meet the standards of this section.
- L. Whenever situated entirely or partially within the watershed of any pond or lake within 250 feet of any wetland, pond or stream, this subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.
- M. This subdivision will not adversely affect the quality or quantity of ground water, freshwater wetlands, rivers, streams or brooks.
- N. Based on FEMA's Flood Boundary, Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, the Planning Board has determined whether or not this subdivision is in a flood-prone area.
- O. All freshwater wetlands within this subdivision have been identified on any maps submitted as part of the application regardless of the size of the wetlands.
- P. This subdivision will provide for adequate storm water management.
- Q. Any river, stream or brook within or abutting this subdivision have been identified on any maps submitted as part of the application.

B. TABLED: None

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. March 9th, 2022 Minutes

Motioned by Banner and seconded by Robb

VOTED: To APPROVE minutes, 5-0

IV. DATE OF NEXT MEETINGS: May 4th and 11th, 2022

Meeting adjourned at 7:55 pm