

VINALHAVEN PLANNING BOARD

MINUTES

June 8th, 2022

Town Office, 7 pm

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

Meeting called to order at 7:05pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: The Vinalhaven Community Brewery LLC.

Owner: Brendan Meagher and Emily Cohn

12 School Street

TM 18 L 120 and 124

Other: Home Occupation/Change of use: Develop basement area into a brewing facility/tasting room

Motioned by Robb and seconded by Jeanne

VOTED: To APPROVE permit, 3-0 PB #22-20

Brendan and Bryan recused themselves from the vote since one is the applicant and the other is directly involved in this business

Finding of Facts: This permit follows all current Vinalhaven Land Use ordinance requirements under Section 16. O. "Home Occupations"

Finding of Facts: The State of Maine classifies this as a tasting room, meaning patrons can try the beer before purchasing it.

Finding of Facts: Business hours will be 12pm to 8pm.

Finding of Facts: The tasting room area will be outside of the basement, under the current deck, blocked to the neighborhood by a large bush.

2. Applicant and Owner: Jack Carlsen, Jr.

19 Creeds Cove Road

Pier: 5' W x 75' L

Ramp: 3' W x 30' L

Float: 14' W x 20' L

Motioned by Robb and seconded by Brendan

VOTED: To APPROVE permit, 5-0 PB #22-21

Finding of Facts: Permit has all DEP and state approvals.

3. Applicant: Anthony Merrill

Owner: Derek Jeffers

Perry's Corner Rd., off Round the Island Rd. TM 7 L 16-19

New Building/Structure: Single family use

8' W x 25' L x 13' H

1 floor and 1 bedroom

Motioned by Banner and seconded by Jeanne

VOTED: To TABLE permit application, 5-0

Finding of Facts: Lot lines of this lot and neighboring lot need to be defined.

Finding of Facts: If the owner of lot is going to change lot lines for the sake of the septic location, that must be done before this permit can be approved.

Finding of Facts: Location of septic system must be defined.

4. Applicant and Owner: Larry Ruotolo and Faith Deboer
56 Blunder Lane TM 4 L 13
Addition to existing structure: Single family use
12' W x 12' L x 10' H 1 floor and 0
bedrooms
Motioned by Brendan and seconded by Bryan
VOTED: To APPROVE permit, 5-0 PB #22-22
Finding of Facts: Height of addition is 10'

5. Applicant: Randy Farnham
Owner: Alois Peter Warren II
Pooles Hill Road TM 30 L 09
New Building/Structure: Single family use
30' W x 40' L x 17'H 1 floor
Motioned by Bryan and seconded by Robb
VOTED: To APPROVE permit, 5-0 PB #22-23
Finding of Facts: Height of structure is 17'

6. Applicant: JO Brown
Owner: Dacha LLC
135 AW Smith Road TM 11 L 29C
Pier: 5' W x 12' L
Ramp: 3' W x 30' L
Float: 12' W x 24' L
Motioned by Bryan and seconded by Brendan
VOTED: To APPROVE permit, 5-0 PB #22-24
Finding of Facts: Float size is 12'W x 24'L which is within size requirements.
Finding of Facts: Permit has all DEP and state approvals.

7. Applicant and Owner: Thomas Hyland
19 Bickford Road TM 13 L 5
Addition to an existing wharf
Pier: 5' W x 35' L
Four pilings: 10' to 12' apart
Motioned by Banner and seconded by Brendan
VOTED: To APPROVE permit, 5-0 PB #22-25
Finding of Facts: Permit has all DEP and state approvals

B. TABLED: None

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. May 11th, 2022

Minutes were not voted on as they were incomplete. Will be reviewed next month.

IV. DATE OF NEXT MEETINGS: July 6th and 13th, 2022

Meeting adjourned at 8:05pm