

VINALHAVEN PLANNING BOARD
PUBLIC HEARING: Wednesday March 8th at 6:30 pm
LOCATION: Town Office

Board Present: Jeff Aronson, Shelby Smith

Public Present: Linnell Mather, Thomas Godfrey, Alexandra Godfrey, Del Webster

- Linnell Mather representing the Vinalhaven Land Trust, had no objection to the proposed subdivision

Notes: Lots 1 and 3 have not been PERC tested, since they have yet to be built on

Public hearing brought to a close at 6:58 pm

VINALHAVEN PLANNING BOARD
AGENDA
March 8th, 2017, 7pm
Town Office

Meeting called to order at 7:05 pm

Present at preliminary meeting: Niall Conlan, Jeanne Bineau-Ames, Shelby Smith

Present: Jeff Aronson, Kristi Butler, Jeanne Bineau-Ames, Shelby Smith

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Drew Noyes / Del Webster
Owner: William Leiber
Pooles Hill Rd. Tax Map 7, Lot 38D
New House 26' x 36' 1 bedroom, 1 ½ floors

Motioned by Jeanne seconded by Kristi

VOTED: To approve permit on conditions stated, 3-0 PB PERMIT #17-6

On conditions: Height will not exceed 30'

- LPI needs to approve the septic plan presented at meeting
- Possible fee adjustment by CEO based on increased square footage

2. Applicant: Coombs Neck Trust

Godfrey Family Subdivision
193 Coombs Neck Tax Map 10, Lot 14A
Subdivisions of existing lot

Findings of Fact: The Planning Board determined that the proposed Godfrey Family subdivision met all of the requirements of section 21 of the Vinalhaven land use ordinances. The specific findings of fact are:

1. The Board determined that the proposed subdivision will not result in undue water pollution
2. The Board determined that there is sufficient water available
3. The Board determined it will not cause unreasonable soil erosion
4. The Board determined it will not cause unreasonable public road congestion
5. The Board determined it will provide for adequate sewage waste disposal
6. The Board determined it will not have an undue adverse effect on the scenic or natural beauty of the area
7. The Board determined it will not create an adverse fiscal impact on local government
8. The Board determined it conforms with all local ordinances and plans
9. The Board determined it has adequate financial and technical capacity
10. The Board determined it will not adversely affect the quality of water in the existing pond
11. The Board determined it will not adversely affect the quality of quantity of groundwater
12. The Board determined the subdivider is aware of floodplain boundaries
13. The Board determined there are no standing rivers, streams, or brooks on the property
14. The Board saw evidence on notification of abutters and no abutter raised any objection with the Planning Board

Fire Chief Marc Candage sent a letter requesting additional limb clearance for the roadway and the Godfrey family has agreed to his requirements.

The Planning Board acknowledged that the existing structures within the subdivision met code at the time of their construction and each of the proposed lots exceeds the minimum lot requirement for that zone.

The Planning Board noted that there were no objections raised at the Public Hearing held prior to the Planning Board meeting.

Motioned by Jeanne seconded by Kristi

VOTED: To approve subdivisions on conditions stated, 3-0 PB PERMIT #17-7

On conditions: Lot #3 requires an easement that gives 200' of road frontage

3. Applicant: Dave Moyer/ Sylvia Lacey

Owner: Sylvia Lacey

23 Carver St.

Tax Map 23, Lot 28

2 ½' x 10' bump out of wall on South side of house

Setback in Village is 25' from road

Payment is still required

Motioned by Jeanne, seconded by Kristi

VOTED: To approve permit, 3-0

PB PERMIT #17-8

B. TABLED:

1. Applicant: Kumbaya LLC.

Tax Map 15 Lots 10, 11, 12

60' L x 5' W pier

35' L x 3.5' W ramp - seasonal

12' x 24' float - seasonal

VOTED: To be TABLED again until further clarification from DEP, 3-0

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

A. February 8th

IV. DATE OF NEXT MEETINGS: April 5th and April 12th