VINALHAVEN PLANNING BOARD

MINUTES

August 14th, 2019

Town Office, 7 pm

Present: Niall Conlan acting Chair, Jeanne Bineau-Ames, Banner Moffat, Brendan Meagher, Faye Grant CEO, Shelby Smith Secretary

Meeting called to order at 7:06 pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: The Vinalhaven Community Brewery, LLC.

Owners: Brendan Meagher and Emily Cohn

13 School St. TM 18 L 120 + 124

Change of Use to Home Occupation

Develop basement into brewing facility for beer

\* On the record that Brendan has recused himself from voting because he is the named applicant. \*

Motioned by Jeanne seconded by Banner

VOTED: To APPROVE application, 3-0 PB #19-22

On the condition that a minimum of 3 parking spaces be made available for the business as per Vinalhaven Land Use Ordinance Section 16. T. 2.

**Findings of Fact:** Follows and abides by all Vinalhaven Land Use Ordinances.

* + 1. Applicant/Owner: Robert Louis Gallagher

25 Ames Cove Road TM 10 L 22B

New building: Workshop with apartment 20’W x 24’L x 30’H

One and a half floors, one bedroom

Motioned by Jeanne seconded by Banner

VOTED: To APPROVE application, 4-0 PB #19-23

**Findings of Fact:** Follows and abides by all Vinalhaven Land Use Ordinances.

* + 1. Applicant: Chris Grotton – PHI Builders and Architects

Owner: Company Point LLC, Judy Getman – Manager

88 Company Point Rd. TM 9 L 23A

Addition to existing barn/bunkhouse 35’W x 60’L x 17’H

One floor, three bedrooms

Motioned by Brendan seconded by Banner

VOTED: To APPROVE application, 4-0 PB #19-24

On the condition that the LPI approves the septic plan

**Findings of Fact:** This will be 9.5% of the 30% expansion allowed per Vinalhaven Land Use Ordinance Section 11. C.

* + 1. Applicant: Chris Grotton – PHI Builders and Architects

Owner: Company Point LLC, Judy Getman – Manager

88 Company Point Rd. TM 9 L 23A

Addition to existing house 24’W 76’L x 21’H

Two floors, seven bedrooms

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE application, 4-0 PB #19-25

On the condition that the LPI approves the septic plan

**Findings of Fact:** This will be 29% of the 30% expansion allowed per Vinalhaven Land Use Ordinance Section 11. C.

* + 1. Applicant/Owner: Lee Oxton

4 Water St. TM 18 L 108

Home Occupation: Structure 9’W x 9’L x 30’H

Motioned by Niall seconded by Brendan

VOTED: To TABLE application, 4-0

**Findings of Fact:** This is an after the fact permit application.

**Findings of Fact:** Permit application does not yet meet Vinalhaven Land Use Ordinance Section 17. D. 1. stating application must be complete with all necessary information needed in order for the Board to make a decision.

* + 1. Applicant: Logan Osgood and Jay Carlsen

Owner: Logan Osgood

Roberts Cemetery Rd. TM 3 L 18 + 20-001

New building: House with garage 46’W x 62’L x 24’H

Two floors, three bedrooms

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE application, 4-0 PB #19-26

**Findings of Fact:** Follows and abides by all Vinalhaven Land Use Ordinances.

* 1. TABLED: None

1. OTHER BUSINESS
   * 1. Discussion about an upcoming addition on Greens Island
     2. Discussion about potential upcoming additions and new buildings on Hurricane Island
     3. Discussion about numerous upcoming applications for house on Zeke’s Point Rd.
2. MINUTES FROM PREVIOUS MEETINGS
   * 1. July 17th, 2019 Minutes

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE minutes, 4-0

1. DATE OF NEXT MEETINGS: September 4th and 11th, 2019