VINALHAVEN PLANNING BOARD

MINUTES

September 11th, 2019

Town Office, 7 pm

Board Present: Niall Conlan acting Chair, Banner Moffat, Brendan Meagher, Bryan Applegate, Faye Grant CEO, Shelby Smith Secretary

Meeting called to order at 7:03 pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: Andrew Noyes

Owner: David Helgerson

74 Poor Farm Rd, Smith Cove TM 07 L 32B

Addition – Two floors 14’W x 8’L x 20’H

Motioned by Banner seconded by Niall

VOTED: To APPROVE application, 4-0 PB #19-30

On the condition that this is an accessory structure and it is not to be used as a dwelling.

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

* + 1. Applicant: Andrew Creelman

Owner: David and Caroline Seligman

York Rd., Roberts Harbor TM 26 L 13

Addition to existing structure 26’W x 26’L x 20’H

One floor plus a loft, one bedroom

Motioned by Banner seconded by Bryan

VOTED: To APPROVE application, 4-0 PB #19-28

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

* + 1. Applicant/Owner: Mike Bunker Jr.

Old Harbor Rd. TM 20 L 20A

Addition to existing structure 35’W x 30’L x 22’H

Motioned by Banner seconded by Brendan

VOTED: To APPROVE application, 4-0 PB #19-31

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

* + 1. Applicant: David Moyer

Owner: David Fogg/Thea Nelson

197 Pooles Hill Rd. TM 7 L 41

Addition to existing structure 27’W x 36’ 6”L x 30’H

Motioned by Banner seconded by Brendan

VOTED: To APPROVE application, 4-0 PB #19-27

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

* + 1. Applicant: Peter and Margaret Drury

Owner: Four Room Cove Corp./Peter Drury

Green’s Island TM 2A L 2

Addition to existing structure 10’W x 41’L x 28’H

Motioned by Brendan seconded by Banner

VOTED: To APPROVE application, 4-0 PB #19-29

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

\*\* For permit applications #6 through #9: \*\*

Motioned by Niall seconded by Banner

VOTED: To CONTINUE voting of these applications until 7 pm on Monday,

September 16th of 2019 at the Vinalhaven Town Office.

There are not enough Board members present at this meeting who do not have a conflict

of interest with the voting of these applications in order to have a quorum.

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

Repair + replace existing screened in porch 14.5’Wx 16’L x 27’H

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

New deck on W side off map room/kitchen 10’W x 19’L x 27’H

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

New Kitchen 8’6”W x 19’L x 27’H

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

Expansion - moving W wall 3’ further W of master bedroom

* 1. TABLED:
     1. Applicant/Owner: Lee Oxton

4 Water St. TM 18 L 108

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

On August 14th, 2019: Motioned by Niall seconded by Brendan

VOTED: To TABLE application, 4-0

**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.

Motioned by Banner seconded by Niall

VOTED: To DENY application, 4-0

**Findings of Fact:** In the Vinalhaven Land Use Ordinances, Section 16. W. 2. b. states that no parking or storage shall be located within twenty feet from any lot line for outdoor sales. The information on this permit application states that the setbacks of this ordinance would not be met.

1. OTHER BUSINESS: None.
2. MINUTES FROM PREVIOUS MEETINGS: August 14th, 2019 Agenda
3. DATE OF NEXT MEETINGS: October 2nd and 9th, 2019.