VINALHAVEN PLANNING BOARD

MINUTES

March 11th, 2020

Town Office, 7 pm

Board Present: Niall Conlan acting chair, Banner Moffat, Robb Warren, Bryan Applegate, Jeanne Bineau-Ames, Brendan Meagher, Faye Grant CEO, Shelby Smith Secretary

Meeting called to order at 7:05 pm

1. PERMIT APPLICATIONS
	1. NEW:
		1. Applicant/Owner: Daniel Martin

76 Pequot Rd. TM 25 L 02A

New Building: Accessory Structure 24’W x 30’L x 23’H

 Motioned by Banner seconded by Bryan

 VOTED: To APPROVE application, 6-0 PB #20-07

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

* + 1. Applicant: Wesley Reed

Owner: K + Z Hornby

Frog Hollow Road TM 18 L 130

New Building 40’W x 40’L x 22’H

Motioned by Robb seconded by Brendan

VOTED: To TABLE application, 6-0

 Planning Board needs more information before making an approval or denial of this application.

Information needed: Will two lots be combined into one in order to meet setback requirements of proposed structure?

 If lots are not being combined then the setback measurement from proposed structure to opposing lot line is required.

 Elevation Certificate from FEMA for proposed structure is required since it is being built in the floodplain.

**Findings of Fact:** Section 15. Dimensional Requirements states the minimum distance from lot line for various structures in each zone. This structure follows setbacks for RC zone at 10 feet minimum setback of buildings from the lot line. This distance must be proven by the applicant if this building is going to be built on one lot rather than combining the two lots owned by the owner into one lot.

Article VIII. A. 1. Of Vinalhaven Floodplain Management Ordinance states that the applicant proposing a structure within the floodplain must have an Elevation Certificate completed by a professional land surveyor, engineer or architect and submitted to the CEO when completing new or substantial improvement of any elevated structure.

* + 1. Applicant: Hurricane Island Foundation

Owner: Hurricane Island Trust

 Hurricane Island TM 02 L 007

 New Building: Small nonresidential facilities for educational, scientific, or nature interpretation purposes. Removal of existing boathouse and construction of marine field research station on existing footprint.

Motioned by Robb seconded by Brendan

VOTED: To TABLE application, 6-0

 Planning Board needs more information before making an approval or denial of this application.

 Information needed: Elevation Certificate from FEMA for proposed structure is required since it is being built in the floodplain.

 Permit approval from DEP.

 Approval from Shoreland Zoning.

 **Findings of Fact:** Under Section 18. B: Definitions of Vinalhaven Land Use Ordinances, “Functionally water-dependent uses” is defined and it has been determined that this definition describes the use of the building being proposed.

 Section 16. N. of Vinalhaven Land Use Ordinances states that all functionally water dependent uses and structures require permitting from DEP and Planning Board.

 Article VIII. A. 1. Of Vinalhaven Floodplain Management Ordinance states that the applicant proposing a structure within the floodplain must have an Elevation Certificate completed by a professional land surveyor, engineer or architect and submitted to the CEO when completing new or substantial improvement of any elevated structure.

* 1. TABLED: None
1. OTHER BUSINESS
	* 1. Discussion about creating a list of definitions of structures that the Planning Board could refer to. Is this something that could be created by the Planning Commission?
		2. Notice about meeting and workshop in March 28th, a Saturday, with Bill Naepower with all Boards that could be affected by and Land Use Ordinance changes.
2. MINUTES FROM PREVIOUS MEETINGS
	* 1. January 15th, 2020 Minutes

Motioned by Banner seconded by Robb

VOTED: To APPROVE minutes, 6-0

* + 1. February 12th, 2020 Minutes

Motioned by Banner seconded by Robb

VOTED: To APPROVE minutes, 6-0

1. DATE OF NEXT MEETINGS: April 1st and 8th, 2020

Meeting adjourned at 8:05 pm