VINALHAVEN PLANNING BOARD

MINUTES

November 11th, 2020

Hybrid zoom and in person meeting at the Town Office, 7 pm

Zoom link: <https://us02web.zoom.us/j/87041697596>

Present: Niall Conlan acting Chair, Jeanne Bineau-Ames, Banner Moffat, Robb Warren, Bryan Applegate, Faye Grant CEO, Shelby Smith Secretary, Norman Young public

Meeting called to order at 7:00 pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant/Owner: Tom Hedstrom

3 Blueberry Lane TM 22 L 85

New Building: 1 floor 2 bedrooms 26’W x 26’L x 13’H

Motioned by Banner seconded by Bryan

VOTED: To APPROVE application, 5-0 PB #20-31

**Findings of Facts:** All setbacks are met for the Village Overlay district.

**Findings of Facts:** Maximum lot coverage for Village Overlay district is

not exceed.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* + 1. Applicant/Owner: Kaleb Dyer

Pequot Road – 109 Sammy’s Mountain Rd. TM 7 L 6-001

New Building: 2 floors 4 bedrooms 28’W x 40’L x <30’H

Motioned by Jeanne seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-32

**Findings of Facts:** All setback requirements for RM1 district are met.

**Findings of Facts:** Dimensions of structure fall within requirements of

Vinalhaven Land Use Ordinances.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* + 1. Applicant: Catalyst Commercial Garage

Owner: Jake Stanley

Ocean View Road TM 3 L 20

New Building: Home Occupation/Business 34’W x 55’L x 14’H

Motioned by Robb seconded by Banner

VOTED: To APPROVE application, 5-0 PB #20-33

**Findings of Facts:** Application follows all requirements listed under “Home Occupations” ordinance (Section 16. P) of the Vinalhaven Land Use Ordinances.

**Findings of Facts:** Planning Board and CEO have stated that any concerns from abutters and neighbors about wear and tear on the travelled way should be taken up with the Road Association.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* + 1. Applicant/Owner: Elaine B Verostek (Shirley)

13 Bay View Cemetery Road TM 27 L 37

New Building 35’W x 40’L x 20’H

Motioned by Jeanne seconded by Banner

VOTED: To APPROVE application, 5-0 PB # 20-34

**Findings of Facts:** All setbacks requirements for RM1 district are met.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* + 1. Applicant/Owner: Elaine B Verostek (Shirley)

13 Bay View Cemetery Road TM 27 L 37

New Structure: Garage 24’W x 30’L x 20’H

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE application, 5-0 PB # 20-35

**Findings of Facts:** All setbacks requirements for RM1 district are met.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* 1. TABLED:
     1. Applicant: Albert Holden

Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 19

New Building: Bunkhouse/cabin – 1 BR 16’W x 16’L x 20’H

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0 (On October 14th, 2020)

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

Motioned by Banner seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-38

With the CONDITION that CEO will confirm the rear setback is 25’.

**Findings of Facts:** On application all setback requirements for RM1 district are met.

**Findings of Facts:** There is a hand pump well on owners lot 18 of TM 7

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

* + 1. Applicant/Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 17 + 18

Road or Driveway

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0 (On October 14th, 2020)

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE application, 5-0 PB #20-36

**Findings of Facts:** Driveway goes over two separate lots that are both owned by the same owners.

**Findings of Facts:** All requirements of “Roads and Driveways” (Section 16. Y) of the Vinalhaven Land Use Ordinances have been met.

* + 1. Applicant: Albert Holden

Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 19

New Building: Hunting Cabin – 2 BR 16’W x 32’L x 20’H

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0 (On October 14th, 2020)

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

Motioned by Robb seconded by Jeanne

VOTED: To APPROVE application, 5-0 PB #20-37

**Findings of Facts:** Owners are putting in a privy on this lot.

**Findings of Facts:** On application all setback requirements for RM1 district are met.

**Findings of Facts:** All other Vinalhaven Land Use Ordinances are met.

1. OTHER BUSINESS
   * 1. Applicants: Christopher and Mary Osgood

247 Tiptoe Mountain Road – Pier, ramp, float

DEP/NRPA applications in but no VH Permit application

\*Nothing needs to be done with this by Planning Board yet.\*

* + 1. Applicant/Owner: Norman Reidy

Roberts Cemetery Road

Renewal of application for 6 cabins

\*Board will review existing application and see what, if anything, needs to be done\*

Notes from meeting: No change of use happening.

Owner has been working on structures and has accomplished

enough work that a new application is not necessary.

1. MINUTES FROM PREVIOUS MEETINGS
   * 1. October 14th, 2020 Minutes

Motioned by Niall seconded by Robb

VOTED: To APPROVE minutes as written, 5-0

1. DATE OF NEXT MEETINGS: December 2nd and 9th, 2020

Meeting adjourned at 7:45 pm