

VINALHAVEN PLANNING BOARD
PRELIMINARY AGENDA

January 6th, 2021

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

Zoom link: <https://us02web.zoom.us/j/85263333256>

Present: Niall Conlan, Jeanne Bineau-Ames, Banner Moffat, Robb Warren, Bryan Applegate,
Andrew Dorr Town Manager, Shelby Smith Secretary

Also Present: Bo, Gabe, Tim and Chris with Hurricane Island

Meeting called to order at 7:04 pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Atlantic Environmental, LLC c/o Tim Forrester

Owners: Mary and Christopher Osgood

247 Tiptoe Mountain Road

TM 11 L 1

Pier: 6' W x 20' L

Ramp: 3' W x 36' L

Float: 10' W x 30' L

- Float will likely bottom out at low tide which is fine
- Very protected area/cove
- Doesn't obstruct any navigation or traveled ways
- All sizes stated in VH LUO are met
- Need applicants to switch Proposed Use to "Other" rather than "Accessory Structure"

2. Applicant: Hurricane Island Foundation

Owner: Hurricane Island Trust

Hurricane Island

TM 2 L 7

New Building or Structure: Change of Use

- New building in use category F.
- Small, nonresidential facilities for scientific research purposes.
- Removal of existing boathouse and construction of marine field research station on existing boathouse footprint.

16' 9" W x 67' 3" L x 27' 4" H 2 floors

- Background info. that the previously approved permit was appealed and reviewed by the Board of Appeals (BOA)
- BOA agreed with the appeal based on a building with commercial use not being allowed in RM3 zoning.
- This application is fundamentally the same as the first one that was submitted last March, with the use being the big difference
- Hurricane provided their own findings of facts which were relatively the same as what the PB has stated in the past.
 - o Section 18.B. and Section 16. A. 6. Were referenced

- Applicants are understanding of still needing other state permits as a condition of this potentially being approved by PB
- The Board still feels the same about this structure being functionally water dependent.
 - The point was brought up that it would be helpful to have some piece of information proving that the pumping of water without electricity would in fact be a limiting factor in moving this building back to the GPE, which would just be another piece of information to have in the files to back up the PB findings of facts for this permit.

B. TABLED: None

II. OTHER BUSINESS

- Had discussion about the ordinance limiting the size of floats. Would it really be harmful to allow larger floats? Could definitely be beneficial in some scenarios.
- Discussion about working with the State on different applications, issues, questions, etc.
 - There is often a lot of context that gets lost between all parties involved in conversations which can be frustrating but is important to remember.

III. MINUTES FROM PREVIOUS MEETINGS

IV. DATE OF NEXT MEETINGS: January 13th, 2021

Meeting adjourned at 7:58 pm