

VINALHAVEN PLANNING BOARD
PRE-MEETING NOTES

February 10th, 2021

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

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

Present at meeting: Banner Moffat, Robb Warren, Jean Bineau-Ames, Bryan Applegate, Brendan Meagher, Niall Conlan, Faye Grant CEO, Shelby Smith Secretary, Andy Dorr Town Manager
Also Present: Norman Reidy
Meeting called to order at 7:10pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Norman Reidy

Owner: Alfred Osgood

5 Moyer Street

TM 18 L 05

Other: Building one bedroom apartment in down stairs of house.

Upstairs of structure is currently two bedrooms.

- Addition of apartment will make the house a multi-family dwelling
- Multi-family dwelling means a minimum number of gallons are required in the septic system, Alfred's current system would not have enough gallons to meet this criteria.
- Making the decision to hook on to the Town's sewer system rather than putting in a new private tank
- Local plumber, Jim Dwyer, is working on the plans for hooking into the Town sewer system
- Applicant needs to apply with the Town for hooking in to sewer and have a date set for when the hook up will happen
- Planning Board feels they can approve this with a condition about sewer system

2. Applicant: Milsue Martin, General Manager

Owner: Vinalhaven Fisherman's Co-operative

11 West Main Street

TM 17 L 003

Other: Accessory Structure

8'W x 12'L x 8'H

A second, larger shack for workers was built on the floats due to COVID-19. Upon use of this new shack it was realized that the original shack needed to be kept for storing supplies.

- Is this: 1. On a float, so not considered on land therefore wouldn't need a permit? OR 2. A year round float that is connected to the land by a ramp which would be considered a permanent structure which does need a permit approved?
- It is functionally water dependent so can be approved since it's in the floodplain – Ordinance Section 16. N.

- Based on square footage of proposed (already built) building, CEO could approve but didn't feel comfortable approving or not approving without the Planning Board's weigh in
 - Is this considered an accessory structure? Maybe should just be classified as "other"
 - Waiting to hear DEP's opinion on permitting this structure
 - All agree that an after the fact fee should be assessed
3. Applicant/Owner: Austin James
 189 Poor Farm Road TM 7 L 35A-1
 New Building/Structure: Accessory Structure: Garage
 40'W x 26'L x 21'H
- No questions or comments on this application.
4. Applicant: Thomas Godfrey
 Owner: Coombs Neck Homeowner's Association
 Coombs Neck Road TM 10 L 14
 Road/Driveway 184' L
- Need a lot more information with the application.
 - Board did decide that a new survey may not be necessary
 - All parts of LUO Section 21. VI: Road Design and Construction Standards need to be shown and proven by applicant
 - All of these criteria should be cited as findings of fact when this application is voted on.

B. TABLED: None

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

IV. DATE OF NEXT MEETINGS: February 10th, 2021

Meeting ended at 8:32 pm