

VINALHAVEN PLANNING BOARD
PRE-MEETING - NOTES

March 3rd, 2021

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

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

Present: Robb, Niall, Jeanne, Faye, Banner, Brendan, Bryan, Shelby, Andy, Margaret Qualey, Norman Reidy

Meeting called to order at 7:05pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Banner Moffat

Owner: Peter Creighton

42 Drinking Place Point Road, Main House TM 8 L 17D

Enclose an existing roofed section of main house with walls to enlarge living room area. 11'6" W x 11'6" L x 7.5' H

- Lot is large enough and far enough from water that 30% expansion rule doesn't apply
- Application completely filled out!

2. Applicant: Margaret Qualey

Owner: George Fosques and Marian Grogan

6 Osgood Road TM 28 L 21

Addition to existing structure: Changing existing garage into a kitchen and living area. No new bedrooms. 20'W x 28'L x 21'H

- Septic and setbacks are all good
- This is actually an addition to existing garage (accessory struct)
- Will come back later to apply for change of use of the current garage to make it into kitchen and living room area
- No bedrooms being added
- Addition will be used as an actual garage
- Lot size is NOT an issue – what the ordinance defines as an acre is different than what a true acre is

3. Applicant: Norman Reidy

Owner: Cynthia Wojcicki

60 Lanes Island Road TM 13 L 6

Addition to existing single family structure. 2'W x 6'4"L x 8'H

- Need to know what the increase in volume to the structure is
- Need to know if there have been additions in the past
- 30% expansion rule will apply
- No extension to existing deck, replacing some of deck with an extension to the house
- Existing deck is not on shore/ocean side
- Existing deck cannot be added to because of setback requirements.

4. Applicant: Norman Reidy
Owner: Tom and Ruth Perry
11 Indian Creek Road TM 18 L 128
Deck/Porch on single family structure. 10'W x 24'4"L x 8'H
- Will be a screened in porch with a roof
 - Whole property is in Flood Hazard Zone, house in 11' away from Flood Hazard Zone
 - Need to know setbacks and distances
 - Will not be getting any closer to flood/shore zone than what existing house already is
 - Volume being added is within the 30% expansion allowance
 - Norman measured it being 52' from high water on this day
 - Water goes straight out from deck, not diagonally
 - PB needs to be sure of the distance to water – need proof in some way, either the contractor draws it, it's shown on a survey, CEO measures it...
5. Applicant: Norman Reidy
Owner: Tom and Ruth Perry
11 Indian Creek Road TM 18 L 128
Addition to existing single family structure: Dormers
- Will add to total volume of house but not enough to exceed 30% expansion allowance
 - No bedrooms being added so septic isn't in question

B. TABLED:

1. Applicant: Milsue Martin, General Manager
Owner: Vinalhaven Fisherman's Co-op
11 West Main Street TM 17 L 003
Other: Accessory Structure
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.

Motioned by Robb and seconded by Bryan

VOTED: To TABLE application, 5-0

Finding of Facts: More information is needed by the applicant as well as the Planning Board in order to make an approval or denial of this application.

- Have not heard any new information from applicants
- CEO told them it would be tabled again.

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

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

Meeting adjourned at 7:54 pm