

VINALHAVEN PLANNING BOARD
PRELIMINARY MEETING NOTES

April 7th, 2021

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

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

Board Present: Niall Conlan, Jeanne Bineau-Ames, Robb Warren, Banner Moffat, Faye Grant
CEO, Shelby Smith Secretary, Andrew Dorr Town Manager

Public Present: Lynn Greene, Kelly Oxtan, Hilary Walker

Meeting called to order at 7:02pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: CW Conway Construction

Owner: Lisa and Mike Cooney

AW Smith Road

TM 11 L 29C

New building/structure: Sing family use. 2 floors and 4 bedrooms
50'8" W x 57' 5" L

- *Robb will recuse himself from vote since family member is the applicant/contractor on this job.*
- No structure size written on application
- Setbacks will be met for district
- Septic and well plans are being worked on
 - o Will cover an 8 bedroom house
- Deck is included in calculated square footage but really needs to have a separate application written for the deck specifically.
- There is a breezeway connecting the main building area with the master bedroom, which is okay, but deck seems to be separate so still needs separate application.
 - o If a "deck" is a connection of parts of the house then it can all be permitted as one structure.
 - o If the location of the deck is undecided or an extension of the house and not essential to the house being one structure then it needs a separate permit application.
 - o Reference page 49 of VH Land Use Ordinances
- NEED: Structure size on application including height, plumbing and septic, additional application for deck.

2. Applicant/Owner: Nicholas and Nadja Van Praaq

71 and 83 City Point Road

TM 22 L 22 + 24

Addition to existing structure: Single family use.

1 floor and 0 bedrooms

- This application was neither signed nor complete so it was not reviewed by the Board and will not be voted on.
- VH LUO Section 17. D. 1. (page 49)

3. Applicant/Owner: Lynn Greene

14 Starr Street

TM 22 L 104

New buildings/structure: Single family use. 22'8" W x 42' L
1 floor and 2 bedrooms

- Maximum lot coverage allowed in village overlay is 50%
- 0.1 acre lot is 4,356 square feet. Proposed structure is 952 square feet so lot coverage is okay
- Setback required are 10' from all boundary lines. Proposed structure is 10' from east side of property and 17' from Conway abutters.
- This structure will be a tight fit to meet setbacks so CEO needs to be diligent in checking that they are all met.
- Regarding plumbing: All inside plumbing is inspected in a pre-fab before it is placed so don't need a town plumbing permit for that. May be good to have an outside plumbing permit for the hookup to town water? But not necessary since hookup already exists for previous structure.
- NEED: "distances from" all written on application

4. Applicant: Hilary Walker

Owner: Daniel Ames

81 Granite Island Rd.

TM 05 L 021

New building/structure: Single family use. 32'W x 34'L x 16'H
1 floor and 2 bedrooms

- *Jeanne will recuse herself from vote since family member*
- Proposed location is just outside of floodplain which is good
- Current structure will come down once proposed structure is approved. Will be new house with a slab.
- Existing septic from 2006 with an easement from VH land trust for previous owners who have sold to current owners. This septic has been inspected and passed inspection.
- Application is complete and don't need any additional info.

5. Applicant: Taza Watt

Owner: Open Bible Baptist Church of Vinalhaven

19 Fellowship Drive

TM 7 L 35B

Addition to existing structure: Other: adding space for a nursery, bathrooms and fellowship halls. 40' W x 48' L x 7.5'H

- Height shown on drawings does not include peak of building
- NEED: Height of structure, all "distances from" plumbing permit

6. Applicant/Owner: Britta Lindgren

Pooles Hill Road

TM 46A L 3

New building/structure: Single family use. 20'W x 30'L x 20'H
1.5 floors (loft) and 1 bedroom

- *Niall will recuse himself from vote since he has been asked to work on this job*
- Application is complete with all necessary information.
- Waiting on septic plan from Maservey
- NEED: Septic plan and plumbing permit

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 (On 2/10/2021)

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.

Motioned by Robb seconded by Niall (On 3/10/2021)

VOTED: To TABLE application, 5-0

Finding of Facts: No new information has been provided by the applicant in order for the Board to feel comfortable making an approval or denial of this application.

- There has been no new information on this application provided by the applicant.
- This coming vote will be the third vote on this application.

II. OTHER BUSINESS

1. Discussion among the Board about past applications and what more could have been done or reviewed by the Board to avoid appeals

- Site visits could be a possibility. Zoning maps are likely outdated and are not as helpful as they could be in reviewing a lot. Site visits wouldn't be necessary for the entire Board to do for every single application but could definitely be helpful in some scenarios.
- More checks and balances should be happening for what the applicant puts on their applications compared to what the truth actually is.
 - o This is where the CEO should come in
- A conversation with the VH Land Trust could be helpful in possibly getting Town zoning maps updated.

- There are contradictions within the ordinances and while the Planning Commission is working on this, applications are coming up in the meantime that are difficult to decide on.
 - o Putting more conditions on these specific applications could be helpful.
 - o Home Occupation ordinance is one that falls in this category. A condition on these permits that would ensure no nuisance in the neighborhoods they are going in would be a good place to start.

III. MINUTES FROM PREVIOUS MEETINGS

IV. DATE OF NEXT MEETINGS: April 14th, 2021

Meeting adjourned at 7:50pm.