

VINALHAVEN PLANNING BOARD

MINUTES

May 10th, 2023

Town Office, 7 pm

Present: Banner Moffat, Bryan Applegate, Steve Brock, Jeanne Bineau-Ames, Faye Grant CEO,
Shelby Smith Secretary

Meeting called to order at 7:00pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant/Owner: Robinson
1069 Isle Au Haut Mountain Road TM 06A L10
New building/structure: Single family and accessory uses
42' W x 48' L x 24' H 0 BR, 1 floor
Motioned by Banner and seconded by Jeanne
VOTED: To APPROVE permit, 4-0 PB #23-18
Finding of Facts: Town road ends at property line.
2. Applicant/Owner: Andrew Guptill
Starr Street TM 17 L 57
New building/structure: Single family and accessory uses
24' W x 36' L x 26' H 0 BR, 2 floors
Motioned by Bryan and seconded by Steve
VOTED: To APPROVE permit, 4-0 PB #23-15
Finding of Facts: All VH Land Use Ordinance requirements are met.
3. Applicant/Owner: Joe Reynolds
Crocketts Point TM 8 L 4
Other: Rip-rap placement / shore stabilization as depicted in
DEP permit #L-29998-4E-A-N
10' +/- W x 150' +/- L x 4' +/- H
Motioned by Banner and seconded by Bryan
VOTED: To APPROVE permit, 4-0 PB #23-16
Finding of Facts: All VH Land Use Ordinance requirements are met.
4. Applicant/Owner: Joe Reynolds
59 West Main Street TM 18 L 63
Other: Plan to raise existing building up 24" to make more
resilient to high tide/storm surge, no expansion of footprint
20' W x 24' L x 25'H 0 BR, 2 floors
Motioned by Jeanne and seconded by Banner
VOTED: To APPROVE permit, 4-0 PB #23-17
Finding of Facts: All VH Land Use Ordinance requirements are met.
5. Applicant: Barbara Seller
Owner: Aaron Levin
52 Starboard Rock Road TM 9 L 79A
New building/structure: Accessory – studio with bathroom
and garage space below the studio. 30' W x 30' L x 30'H
Applicant withdrew permit application

B. TABLED:

1. Applicants: Isles and Dana Blackington

Owner: Dana Blackington

143 Pequot Road

TM 29 L 008

Home Occupation: "Automotive repair" 33' W x 22' L x 21'H

Motioned by Robb and seconded by Bryan (March 8th, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

Finding of Facts: Required distance and setback measurements need to be clarified by applicants. Specifically: the setbacks from current structures to property lines, bodies of water and nearest wells and the setbacks from proposed commercial activity to property lines, bodies of water and nearest wells.

Finding of Facts: Property in application is within a proximity to a body of water, Grants Pond.

Finding of Facts: Property in application is within a proximity to a Town Park.

Finding of Facts: The Board is asking the applicants to provide a survey of the property.

Finding of Facts: Property is next to a state road.

Finding of Facts: A plan for parking needs to be shown to the Board, in accordance with VH Land Use Ordinance page 39, Section 16. X. 2.

Finding of Facts: A plan and layout for outdoor storage needs to be shown to the Board.

Finding of Facts: A number of neighbors have expressed their concerns of this home occupation not fitting harmoniously in the neighborhood.

Finding of Facts: Property is in RM1 zone which allows commercial activity.

Finding of Facts: Board needs to consult DEP and EPA.

Motioned by Banner and seconded by Robb (April 12th, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

all Findings of Facts above still apply

Motioned by Banner and seconded by Bryan (May 10th, 2023)

VOTED: To TABLE permit application to gather more information, 5-0

all Findings of Facts above still apply

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. April 12th, 2023 Minutes

Motioned by Banner and seconded by Jeanne

VOTED: To approve minutes, 4-0

IV. DATE OF NEXT MEETINGS: June 7th and 14th, 2023

Meeting adjourned at 7:45pm