

VINALHAVEN PLANNING BOARD

MINUTES

Wednesday April 12<sup>th</sup>, 2023

Town Office, 7 pm

Present: Banner Moffat, Robb Warren, Bryan Applegate, Jeanne Bineau-Ames, Steve Brock,  
Faye Grant CEO

Meeting called to order at 7:05pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Iain Gordon  
Owner: Nick Van Praag  
Lawrence Road/Westview Road (off of Zekes Point Road) TM12 L7  
New Building/Structure: Single family use  
30' W x 50' L x 20' H 1.5 floors and 1.5 bedrooms  
Motioned by Robb and seconded by Bryan  
VOTED: To APPROVE permit, 5-0 PB #23-14  
**Finding of Facts:** Permit follows all Vinalhaven Land Use Ordinances.
2. Applicant: Iain Gordon  
Owner: Nick Van Praag  
Lawrence Road/Westview Road (off of Zekes Point Road) TM12 L7  
Road/Driveway Construction: Structure: Single family use  
15' W x 100' L  
Planning Board has determined that the CEO can approve or deny this.

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 8<sup>th</sup>, 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.

**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.

**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 12<sup>th</sup>, 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. March 8<sup>th</sup>, 2023 Minutes  
Motioned by Banner and seconded by Robb  
VOTED: To approve minutes as is, 5-0

IV. DATE OF NEXT MEETINGS: May 3<sup>rd</sup> and 10<sup>th</sup>, 2023

Meeting adjourned at 7:30pm