

VINALHAVEN PLANNING BOARD

MINUTES

March 8<sup>th</sup>, 2023

Town Office, 7 pm

Meeting called to order at 7:00pm

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

Many members of the public present

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant/Owner: Mike Philbrook

Nelson Road TM 9 L43-7/43-4

Pier, wharf, ramp or float: Fixing up existing pier and making it slightly bigger, potentially adding 6' x 20' to end of pier.

Applicant has withdrawn this application.

2. Applicant: Mike Philbrook

Owner: Bethany Millard

Calderwood Neck TM 12 L 033

Accessory Structure: 30' W x 52' L x 18' H

Motioned by Jeanne and seconded by Bryan

VOTED: To APPROVE permit, 5-0 PB #23-12

**Finding of Facts:** All setbacks requirements are met.

3. 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

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.

4. Applicant/Owner: Dana Blackington  
143 Pequot Road TM 29 L 008  
Addition to existing structure: Accessory structure  
12' W x 30' L x 11' H, 360 square feet  
Motioned by Banner and seconded by Bryan  
VOTED: To APPROVE permit, 5-0 PB #23-10  
**Finding of Facts:** Total lot coverage is not exceeding allowed amount.
5. Applicant/Owner: Dana Blackington  
143 Pequot Road TM 9 L 008  
Deck or Porch: Other use 10' W x 20' L x 2' H  
Permit previously approved in 8/2022 per applicant  
  
Motioned by Banner and seconded by Robb  
VOTED: To APPROVE permit, 5-0 PB #23-11  
**Finding of Facts:** Permit follows all VH Land Use Ordinances.
6. Applicant/Owner: Hilary Brennan  
Cripple Creek TM 7 L 12  
New building or structure: Single family use  
10' W x 12' L x 14' H, One and a half floors  
  
Motioned by Jeanne and seconded by Bryan  
VOTED: To APPROVE permit, 5-0 PB #23-13  
**Finding of Facts:** There are no minimum size requirements on houses in VH Land Use Ordinances.
7. Applicant: CW Conway and Sons Builders  
Owner: James Rockefeller  
Wharfs Quarry Road TM 8 L 33  
New Building or structure: Guesthouse  
16' W x 46' L x 30' H, 2 floors, 3 bedrooms  
  
Motioned by Jeanne and seconded by Steve  
VOTED: To APPROVE permit, 4-0 PB #23-07  
**Finding of Facts:** Permit follows all VH Land Use Ordinances.
8. Applicant: CW Conway and Sons Builders  
Owner: James Rockefeller  
Wharfs Quarry Road TM 8 L 33  
New Building or structure: Barn/Garage/Workshop  
24' W x 36' L x 28' H, 1 ½ floors  
  
Motioned by Robb and seconded by Banner  
VOTED: To APPROVE permit, 4-0 PB #23-08  
**Finding of Facts:** Permit follows all VH Land Use Ordinances.

9. Applicant: CW Conway and Sons Builders  
Owner: James Rockefeller  
Wharfs Quarry Road TM 8 L 33  
New Building or structure:  
Decks: 8' x 46', 8' x 25'

Motioned by Jeanne and seconded by Steve

VOTED: To APPROVE permit, 5-0 PB #23-09

**Finding of Facts:** Permit follows all VH Land Use Ordinances.

B. TABLED: None

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. February 8<sup>th</sup>, 2023 Minutes  
Motioned by Robb and seconded by Banner  
VOTED: To APPROVE minutes as is, 5-0

IV. DATE OF NEXT MEETINGS: April 5<sup>th</sup> and 12<sup>th</sup>, 2023

Meeting adjourned at 8:25pm