

VINALHAVEN PLANNING BOARD  
MINUTES

March 13, 2024 - Town Office, 7 pm

Present: Banner Moffat, Board Chair, Steve Brock, Bryan Applegate, Jeanne Bineau-Ames, Brendan Meagher, Heather Seawell, Secretary and Marjorie Stratton, Town Manager.

Public in attendance: Jacob Stanley, Sarah Lazaro and via Zoom Carol Martin, Managing Director, Star of Hope LLC.

Meeting was called to order at 7:00pm

A. TABLED APPLICATIONS

1. Applicant: Preble Jaques and Jessica Shattuck

Owner: Preble Jaques and Jessica Shattuck

1502 North Haven Rd Tax Map 11 Lot 53

Pier, wharf, ramp or float

6 ft x 40 ft pile-supported pier with a 4 ft x 50 ft ramp leading to a 10 ft x 30 ft float

**Finding of Facts: DEP approval for activity is required per VH LUO pg 37 #13 pursuant to State Law.**

**Motioned to TABLE by Banner; seconded by Bryan**

**Vote to Table application 5-0**

2. Applicant/Contractor: Sarah Lazaro

Owner: James Kulp (The Bradley Bunch Revocable Trust)

8 Narrows Island Rd Tax Map 26 Lot 15

Pier, wharf, ramp or float

4' x 80' pier with a 3' x 45' ramp alongside, a 4' x 8' walkway, and 15' x 20' float for a total length of 104'

**Finding of Facts: DEP and Army Corp of Engineers Approval letters provided. Permit Application is in compliance with all VH Land Use Ordinances.**

**Motioned to Approve by Bryan; seconded by Jeannie**

**Voted to Approve Permit 5-0.**

**PB#24-07**

B. NEW APPLICATIONS

3. Applicant/Owner: William & Linda Hayes

45 Calderwood Neck Rd. Tax Map 009-004, Lot B

New building or structure: Garage with separate room at end, no cooking facilities. Accessory structure (garage, studio)

24' W x 36' L x 20' H 1 floor 1 bedroom

**Finding of Facts:** Permit is in compliance with all VH Land Use Ordinances.

**Motioned to Approve by Steve; seconded by Brendan**

**Voted to Approve Permit 5-0** **PB#24-05**

4. Applicant/Owner: William & Linda Hayes  
45 Calderwood Neck Rd. Tax Map 009-004, Lot B  
Placing a mobile/modular home; single family  
24' W x 35 ½' L x 20' H with attached 12 x 12 porch and 8 ½ x 16 deck  
1 floor, 2 bedrooms

**Finding of Facts:** Permit is in compliance with all VH Land Use Ordinances.

**Motioned to Approve by Brendan; seconded by Bryan**

**Voted to Approve Permit 5-0** **PB#24-06**

- C. OTHER BUSINESS: Applicant/Owner: Star of Hope LLC  
3 Clam Shell Alley (aka the Sailloft) Tax Map 18 Lot 56  
Demolition of a structure

**Finding of Facts:**

- Applicant has 3rd party Engineer Report stating building is unsafe and a liability for owner as well as a list of known hazards
- The Town erred earlier by telling owners that a Demo Permit was not needed; owners have acted in good faith in attempting to comply with local regulations.
- Advance notification of neighbors and others of impending demo has at least partially been done in spirit by the Feb. 2024 Wind article and other public outreach
- The heavy equipment needed for scheduled April 1<sup>st</sup> demolition will not be available for months if a waiting period is required.
- The Town has received a complaint regarding the unsafe nature of the structure.
- Town Manager recommends expedited approval without a 30 day waiting period.
- The Town Attorney recommends expedited approval without a 30 day waiting period.
- This is an unusual situation and does not set precedent for waiving the waiting period for Demo Permits in any other case.

**Motion to Approve permit and waive 30 day waiting period in LUO by Bryan; seconded by Jeannie**

**Voted to Approve with Condition 5-0** **PB#24-08**

**CONDITIONAL UPON PERMIT APPLICATION BEING FILLED OUT COMPLETELY.**

D. MINUTES FROM PREVIOUS MEETING: February 14, 2024  
**Motion to Accept Minutes** by Banner, seconded by Brendan  
**Voted to Approve 5-0**

E. DATE OF NEXT MEETINGS: April 3rd and 10th, 2024

Meeting adjourned at 8:20pm