

VINALHAVEN PLANNING BOARD

MINUTES

June 14th, 2023

Town Office, 7 pm

Present: Banner Moffat chair, Jeanne Bineau-Ames, Steve Brock, Faye Grant CEO, Shelby Smith Secretary
Meeting called to order at 7:04pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant/Owner: David Swain/Constance Keedle
25 Nans Way TM 15 L 013 + 013A
New building or structure: Single Family use
46' W x 75' L x 29' H 3 BR 2 floors
Motioned by Jeanne and seconded by Steve
VOTED: To APPROVE permit, 3-0 PB #23-19
Finding of Facts: All Vinalhaven Land Use Ordinances are met.

2. Applicant/Owner: John (Jace) Cooke
111 Calderwood Neck Road TM 9 L 42-1
New building or structure: Single Family use
24' W x 24' L x 24'6" H 1 BR 2 floors
Motioned by Banner and seconded by Jeanne
VOTED: To TABLE application, 3-0
Finding of Facts: Applicant has requested more time to gather information on this 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

Motioned by Banner and seconded by Steve (June 14th, 2023)
VOTED: To DENY permit application, 3-0

Finding of Facts: None of the previous finding of facts concerns have been addressed by the applicant.

Finding of Facts: This property is currently under investigation with the Town of Vinalhaven for violations.

Finding of Facts: There have been no reassurances made by the applicant that the Boards previous concerns regarding the proposed use of the property fitting harmoniously into the neighborhood has been addressed.

Finding of Facts: Permit application has been tabled for three months, allowing time for information to be gathered.

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. May 10th, 2023 Minutes

Motioned by Banner and seconded by Jeanne

VOTED: To APPROVE minutes as is, 3-0

IV. DATE OF NEXT MEETINGS: July 5th and 12th, 2023

Meeting adjourned at 7:30pm