

VINALHAVEN PLANNING BOARD

MINUTES

August 9<sup>th</sup>, 2023

Town Office, 7 pm

Present: Banner Moffat, Brendan Meagher, Jeanne Bineau-Ames, Steve Brock, Bryan Applegate, Faye Grant CEO, Shelby Smith Secretary  
Meeting called to order at 7:10pm

I. PERMIT APPLICATIONS

A. NEW:

1. Applicant: Sarah Lazaro  
Owner: James Harwood  
145 Dyers Island Road TM 5A L11N  
5' x 60' pier, 3' x 35' ramp, 12' x 20' float  
Motioned by Banner and seconded by Bryan  
VOTED: To APPROVE permit, 5-0 PB #23-22  
**Finding of Facts:** All VH Land Use Ordinances are met.
2. Applicant: Sarah Lazaro  
Owner: Lee Shore Farm, LLC.  
27 Breakers Road TM 7 L 50  
5' x 110' pier, 3' x 35' ramp, 12' x 20' float  
Motioned by Steve and seconded by Brendan  
VOTED: To APPROVE permit, 5-0 PB #23-23  
**Finding of Facts:** All VH Land Use Ordinances are met.
3. Applicant: Liam Thomas  
Owner: Jamie Thomas  
17 Pequot Road TM 4 L 021  
Placing a mobile/modular home: Single Family  
13' 4" W x 46' L x 14' H one floor, one BR  
Motioned by Banner and seconded by Brendan  
VOTED: To APPROVE permit, 5-0 PB #23-24  
On the condition that the structure must be constructed 1' above the flood plain level.  
**Finding of Facts:** Part of lot is in the flood hazard zone.
4. Applicant: Mike Farnham  
Owner: Peter Warren  
12 Pooles Hill Farm Road TM 7 L 47  
Placing a mobile/modular home: Single family  
14' W x 70' L x 16' H one floor, two BR  
Motioned by Banner and seconded by Jeanne  
VOTED: To APPROVE permit, 5-0 PB #23-25  
**Finding of Facts:** All VH Land Use Ordinances are met.

5. Applicant/Owner: Phil Crossman  
Old Harbor Road TM 21 L 5  
New building or structure: Single family us.  
30' W x 40' L x 24' H 2BR, 2 floors  
Motioned by Banner and seconded by Jeanne  
VOTED: To APPROVE permit, 5-0 PB #23-26  
**Finding of Facts:** Permit was previously issued in 2022, no changes have been made.

B. TABLED:

1. Applicant/Owner: Lisa Smith  
30 East Main Street TM 23 L 51  
Other: Change of use  
Bed and breakfast 36.5' W x 97' L x 30'H  
Four bedrooms and two floors  
Motioned by Banner and seconded by Bryan  
VOTED: To TABLE permit application, 3-0  
**Findings of fact:** Applicant has not provided all information asked for by the Board in order for them to make a decision on this permit:  
- plans showing parking, dining, bathrooms, number of rooms, room sizes, impact on neighborhood, evidence of compliance with any necessary state regulations

\*Applicant has withdrawn application\*

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. June 14<sup>th</sup>, 2023 Minutes  
Motioned by Banner and seconded by Jeanne  
VOTED: To APPROVE minutes, 3-0
2. July 12<sup>th</sup>, 2023 Minutes  
Motioned by Banner and seconded by Bryan  
VOTED: To APPROVE minutes, 3-0

IV. DATE OF NEXT MEETINGS: September 6<sup>th</sup> and 13<sup>th</sup>, 2023

Meeting adjourned at 8:00pm