

VINALHAVEN PLANNING BOARD  
MEETING MINUTES  
September 13, 2023  
Town Office, 7 pm

Those present: Banner Moffatt, Steve Brock, Bryan Applegate, Jeanne Bineau-Ames, Faye Grant, and Marjorie Stratton.

Meeting called to order at 7:06pm

**I. PERMIT APPLICATIONS**

**A. PREVIOUSLY 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

8/9/23 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

Motioned by Jeanne and seconded by Steve

VOTED: to APPROVE permit, 4-0                      **PB #23-27**

**Findings of fact:** extend existing hedge to 20ft as "fence"

:Need 3 parking spaces

**B. NEW**

1. Applicant/Owner: Lindsay Davis/Donna Carter  
13 Pooles Hill Rd.                      TM 030 L 09  
3,500 Square Feet \_\_ W x \_\_ L x \_\_ H                      two floors, \_\_ bedrooms  
Other: Change of Use  
Renting for vacation, special events  
See notes from preliminary meeting.  
Motioned by Banner and seconded by Steve  
VOTED: to TABLE, 4-0  
**Findings of fact:** Need lot plan  
:Hours of operation  
:How many events? How many people?  
:Concerns about zones RM1/RM2

2. Applicant: Lance Limoges / Owner: Emily Lewis  
118 Hopkins Point Rd  
New building or structure, single family  
17'4"W x 80'10"L x 22'9"H                      one floor, one bedroom  
Motioned by Steve and seconded by Jeanne  
VOTED: to APPROVE WITH CONDITIONS, 4-0                      **PB #23-28**  
**Conditions:** Adequate septic system verification

3. Applicant/Owner: Corey & Samantha James  
189 Poor Farm Rd  
Road or Driveway Construction  
New building or structure, single family  
Deck or porch  
30'W x 56'L x 30'H two floors, three bedrooms  
Motioned by Jeanne and seconded by Steve  
VOTED: to APPROVE, 4-0 **PB #23-30**  
**Findings of facts:** Septic site eval. and well permit presented
4. Applicant/Owner: Zachary Zones  
392 Round the Island Road TM 06 L 68  
New building or structure, bunkhouse, guesthouse, sleeping cabin, etc  
16'W x 36'L x 27'H two floors, one bedroom  
Motioned by Banner and seconded by Jeanne  
VOTED: to APPROVE, 4-0 **PB #23-31**  
**Findings of facts:** Plumbing permit presented
5. Applicant: Donald Dooley / Owner: Dooley Family Trust  
7 Foote Hill Rd TM 26 L 026 & 006B  
Addition to existing structure: Replace existing bathroom with new 8x14 bathroom added to the back of cottage  
8'W x 14'L x 10'H one floor, zero bedrooms  
Motioned by Banner and seconded by Bryan  
VOTED: to APPROVE, 4-0 **PB #23-29**
6. Applicant: Revision Energy / Owner: Sean Padgett  
1552 North Haven Rd TM 011 L 050  
Ground-mounted 34/480 watt solar panel array, single family use  
14'8"W x 58'8"L x 11'H floors n/a, bedrooms n/a  
Motioned by Banner and seconded by Bryan  
VOTED: to APPROVE, 4-0 **PB #23-32**
7. Applicant/Owner: Karena Watt  
Sandys Way TM 06A L 03-1  
New building or structure, single family  
24'W x 36'L x 19'H one floor, one bedroom  
Motioned by Banner and seconded by Steve  
VOTED: to TABLE, 4-0  
**Findings of facts:** Septic permit received  
:Need plot plan
8. Applicant: Daniel Martin / Owner: Christopher Darby  
103 Birgers Rd TM 12 L 41C  
New building or structure, assessor structure (garage, studio, workshop, etc)  
36'W x 44'L x 20'H one floor, zero bedrooms  
Motioned by Steve and seconded by Bryan  
VOTED: to APPROVE, 4-0 **PB #23-33**

II. OTHER BUSINESS

III. MINUTES FROM PERVIOUS MEETING – August 9, 2023 – Motioned by Bryan and seconded by Banner to APPROVE minutes from August 9, 2023.

IV. DATE OF NEXT MEETINGS: October 4 and 11, 2023

V. ADJOURN – Motioned by Banner and seconded by Jeanne to adjourn at 8:21, vote 4-0.