

Vinalhaven Planning Commission
In Person Meeting
April 13, 2023
4 pm

Present: Elin Elisofon, Wes Reed, Chuck Gadzik, Banner Moffatt, Planning Board Chair.,

Discussion on **Cluster Development** was thought to be unnecessary by Banner. Elin said she would like it as an option for the Housing Committee regarding development, to cluster the houses together and preserve open space for a playground or other beneficial outdoor use. It would save substantial infrastructure costs by keeping the wells, septic, electricity, and driveways close together. That was the reason for the request for cluster development, not for habitat or ecological preservation, however beneficial that may be somewhere. It was pointed out with current zoning, in RM1, on 3 acres 6 units of housing could be built, so it was considered not to be a needed addition to the Ordinance at this time.

Backlot Development was discussed and deemed unnecessary as the Planning Board requires road access in every permit application.

Contract Zoning was approved as written by Matt for Ordinance inclusion.

Commercial Buildings It was decided to require the entire first floor of all buildings in the commercial area of Main St to be reserved for commercial use only.

There was much discussion about the current state of Main Street, the empty stores, and buildings. Real estate speculation and off island shopping seem to be the cause. It was suggested to ask the Select Board to write to the property owners of these buildings, expressing concern about the lack of commerce and services in our once lively town.

Elin mentioned people are concerned, there are no places to gather, no benches to sit on. Elders have no place to meet friends, have lunch, or visit. These buildings could provide much needed services and environments. There could be a laundromat, veterinarian, restaurant, hardware store....

The **Helicopter** ordinance created some time ago was discussed. It was decided to give it to Matt for his review.

Parking on Main Street Wes will speak with the Selectboard about creating timed parking on Main Street so people have better access to the post office, grocery, bank, etc. instead of cars being parked on the street all day.

Cemetery Elin wondered if the Maine laws regarding cemetery care and maintenance have been addressed in the revised ordinance.

Banner said he might be available to write the synopsis of the proposed ordinance changes for the public meeting. The meeting would take place in the Town Office, and be posted 2 weeks in advance.

The meeting ended at 5:45 pm. The next meeting is with Matt on **April 27th at 3 pm.**

It is assumed this will be the last meeting before the ordinance revision is finalized.

Respectfully submitted,

Elin Elisofon, Sec.