VINALHAVEN PLANNING BOARD

MINUTES

CONTINUED MEETING from September 11th, 2019

September 16th, 2019

Town Office, 7 pm

Present: Niall Conlan acting Chair, Brendan Meagher, Bryan Applegate, Robb Warren, Banner Moffat, Jeanne Bineau-Ames, Faye Grant CEO, Shelby Smith Secretary

Also present: Andrew Dorr, Peter Codella, Lawyer representing Cherington

Meeting called to order at 7:01pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

Repair + replace existing screened in porch 14.5’Wx 16’L x 27’H

\*\*This application was not voted on as the CEO had previously issued a permit for this and the Board did not need to vote on it. \*\*

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

New deck on W side off map room/kitchen 8.6’Wx18.9’Lx27’H

Motioned by Jeanne seconded by Banner

VOTED: To DENY application, 3-0

**Findings of Fact:** Permit application violates Vinalhaven Land Use Ordinance section 11. C. Further Limitations. c. stating that no non-conforming structure that is less than the required setback from the high-water line can be expanded towards a body of water.

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

New Kitchen 8’6”Wx19.1’Lx27’H

Motioned by Banner seconded by Jeanne

VOTED: To APPROVE application, 3-0 PB #19-32

**Findings of Fact:** Application follows all Vinalhaven Land Use Ordinances.

* + 1. Applicant: P.C. Builders/Peter Codella

Owner: Charles Cherington

48 Zeke’s Point Rd. TM 12 L 17

Expansion - moving W wall 3’ further W of master bedroom

20’Wx29’Lx10’H

Motioned by Robb seconded by Banner

VOTED: To APPROVE application, 3-0 PB #19-33

**Findings of Fact:** Application meets all Vinalhaven Land Use Ordinances.

1. OTHER BUSINESS:
   1. Note: Niall Conlan, Brendan Meagher and Bryan Applegate recused themselves from the voting of the permit applications discussed at this meeting as they each have a potential conflict of interest with the outcome of the voting.
2. MINUTES FROM PREVIOUS MEETINGS: None.
3. DATE OF NEXT MEETINGS: October 2nd and 9th, 2019.

Meeting adjourned at 8:10 pm.