

MINUTES
VINALHAVEN PLANNING BOARD,
December 14, 2016, 7 PM,
Washington School, Town Office

Present: Niall Conlan, Jeannie Bineau-Ames, Kristi Butler, Charlotte Goodhue,
Jacki Robbins, CEO;

Present at preliminary meeting, Dec. 7: Jeff Aronson, Niall Conlan, Charlotte Goodhue

I. PERMIT APPLICATIONS

A. NEW

1. Thomas Walker, Map 8/Lot 40, North Haven Road, Long Cove ("Rabbit Lodge")
Cottage 28'x41'x25'
2 Sleeping cabins: 16'x25'x20' and 16'x20'x20'

Total parcel contains 10.8 acres, therefore large enough for existing residence and this additional residential use.

Zone is RM-3 which requires 125' setback from NHW.

Parts of the shoreland have steep slopes & require Resource Protection restrictions.

Septic system plan (Meservey Nov.15,'16) is for limited grey water 100 g/d and composting toilet.

Application includes:

- a) deed signed by Selectman granting easement over a section of an existing path that crosses Town-owned 'Middle Mt. park'. Easement is for installation of utilities, construction of & access to single-family dwelling use and, after 2 years, limited to pedestrian use.
- b) cover letter from Del Webster to PB & CEO (Nov. 19) with site analysis plan showing parts of the parcel that are in Resource Protection zone because of slopes greater than 20% and sites for the proposed structures that are on less than 20%. The site plan shows all structures meet required setbacks from NHW and lot lines.
- c) letter from Thomas Walker to CEO (Nov. 29) describing the cottage as 1-story with kitchen/dining /sitting areas and a screened porch and two sleeping cabins both 1-story. All are served by the limited grey water system and composting toilet.

The Planning Board reviewed Section 13. C. of the Ordinance for Resource Protection District, #8. on page 11. "In areas zoned Resource Protection because of steep slopes, building permits may be issued if and only if the property owner can demonstrate that sufficient land area containing less than a 20% slope exists within the lot.

This land area must contain at least 10,000 sq.ft. and the coverage of this area by structures including septic systems may not exceed 50%.

The site plan, certified by a surveyor, shows that the application meets these requirements.

Condition: setbacks to be staked and checked by CEO.

Approved: 4 in favor.

PB PERMIT # 16-52

II. OTHER BUSINESS

We reviewed Ordinance requirements for multi-family dwellings, to be more prepared for possible future renovations & conversions:

parking requirements, lot size requirements, 'density bonus'
described under 'year-round rental housing' (p. 46).

III. MINUTES FROM PREVIOUS MEETINGS

At the preliminary meeting, September 7, Minutes were reviewed and approved for: May 11, June 15, July 20, and August 10. Notes of that review and approval on September 7 need to be included in Minutes for September 14.

Minutes for September 14, October 12, and November 9 need to be approved.

IV. DATE OF NEXT MEETINGS: January 4 & 11, 2017