VINALHAVEN PLANNING BOARD

MINUTES

May 13th, 2020

Zoom meeting from our homes, 7 pm

**\*Please contact Robb Warren at** [**rwarren@vinalhavenschool.org**](mailto:rwarren@vinalhavenschool.org) **for zoom info.**\*

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

Also Present via Zoom: Wed Reed

Meeting called to order at 7:09 pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: Ross Tabor

Owners: Ross Tabor, Andrew L, Ian Gordon

North Haven Road TM 9 L 19A

New Building: 1 Bedroom, single family home

20’ 8” W x 22’ 6” L x 19’ H

Motioned by Banner seconded by Brendan

VOTED: To APPROVE application, 6-0 PB #20-09

**Findings of Fact:** Permit follows and abides by all Vinalhaven Land Use Ordinances.

* + 1. Applicant: Ross Tabor

Owners: Ross Tabor, Andrew L, Ian Gordon

North Haven Road TM 9 L 19A

New Building: 1 Bedroom, single family home

20’ 8” W x 22’ 6” L x 19’H

Motioned by Robb seconded by Bryan

VOTED: To APPROVE application, 6-0 PB #20-10

**Findings of Fact:** Permit follows and abides by all Vinalhaven Land Use Ordinances.

* + 1. Applicant: C. W. Conway and Sons

Owner: Ann Ramee

36 Bay View Cemetery Road TM 027 L 30E

New Building: Single family home

20’ W x 35’ L x 30’H

Motioned by Brendan seconded by Banner

VOTED: To APPROVE application, 6-0 PB #20-11

**Findings of Fact:** Permit follows and abides by all Vinalhaven Land Use Ordinances.

* 1. TABLED
     1. Applicant: Wesley Reed

Owner: K + Z Hornby

Frog Hollow Road TM 18 L 130

New Building 40’W x 40’L x 22’H

Motioned by Robb seconded by Brendan

VOTED: To TABLE application, 6-0 (On March 11th, 2020)

Planning Board needs more information before making an approval or denial of this application.

Information needed: Will two lots be combined into one in order to meet setback requirements of proposed structure?

If lots are not being combined then the setback measurement from proposed structure to opposing lot line is required.

Elevation Certificate from FEMA for proposed structure is required since it is being built in the floodplain.

**Findings of Fact:** Section 15. Dimensional Requirements states the minimum distance from lot line for various structures in each zone. This structure follows setbacks for RC zone at 10 feet minimum setback of buildings from the lot line. This distance must be proven by the applicant if this building is going to be built on one lot rather than combining the two lots owned by the owner into one lot.

Article VIII. A. 1. Of Vinalhaven Floodplain Management Ordinance states that the applicant proposing a structure within the floodplain must have an Elevation Certificate completed by a professional land surveyor, engineer or architect and submitted to the CEO when completing new or substantial improvement of any elevated structure.

Motioned by Robb seconded by Banner

VOTED: To APPROVE application, 6-0 PB #20-08

**Findings of Fact:** Elevation Certificate has been completed by a surveyor and submitted

to the Vinalhaven Code Enforcement Officer

**Findings of Fact:** Two lots owned by applicants have been combined into one so that all

setback requirements for new structure have been met.

**Findings of Fact:** Permit follows and abides by all Vinalhaven Land Use Ordinances.

* + 1. Applicant: Hurricane Island Foundation

Owner: Hurricane Island Trust

Hurricane Island TM 02 L 007

New Building: Small nonresidential facilities for educational, scientific, or nature interpretation purposes. Removal of existing boathouse and construction of marine field research station on existing footprint.

Motioned by Robb seconded by Brendan

VOTED: To TABLE application, 6-0 (On March 11th, 2020)

Planning Board needs more information before making an approval or denial of this application.

Information needed: Elevation Certificate from FEMA for proposed structure is required since it is being built in the floodplain.

Permit approval from DEP.

Approval from Shoreland Zoning.

**Findings of Fact:** Under Section 18. B: Definitions of Vinalhaven Land Use Ordinances, “Functionally water-dependent uses” is defined and it has been determined that this definition describes the use of the building being proposed.

Section 16. N. of Vinalhaven Land Use Ordinances states that all functionally water dependent uses and structures require permitting from DEP and Planning Board.

Article VIII. A. 1. Of Vinalhaven Floodplain Management Ordinance states that the applicant proposing a structure within the floodplain must have an Elevation Certificate completed by a professional land surveyor, engineer or architect and submitted to the CEO when completing new or substantial improvement of any elevated structure.

Motioned by Niall seconded by Brendan

VOTED: To TABLE application, 6-0

**Findings of Fact:** No new information has been given by the applicant. All findings of fact from March 11th minutes, noted above, still must be proven and shown to Planning Board.

1. OTHER BUSINESS: None
2. MINUTES FROM PREVIOUS MEETINGS
   * 1. March 11th, 2020 Minutes

Motioned by Niall seconded by Bryan

VOTED: To APPROVE minutes as is, 6-0

1. DATE OF NEXT MEETINGS: June 3rd and 10th, 2020

Meeting adjourned at 7:35 pm.