VINALHAVEN PLANNING BOARD

MINUTES

June 10th, 2020

Zoom meeting from everyone’s homes, 7 pm

**\*Please contact Robb Warren at** **rwarren@vinalhavenschool.org** **for zoom info.**\*

Board present: Niall Conlan, Robb Warren, Jeanne Bineau-Ames, Banner Moffat, Brendan Meagher, Faye Grant CEO, Shelby Smith Secretary

Other Present: Sylvia Lacey

Meeting called to order at 7:04 pm

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

Owners: Ross Tabor, Ian Gordon, Andrew Linegar

 North Haven Road TM 9 L A

 New Accessory Structure: Garage/Shop 30’Wx 50’L x 23’6”H

Motioned by Banner seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-12

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

* + 1. Applicants: Sylvia Lacey and Drew Noyes

Owner: Sylvia Lacey

 28 Carver St. TM 23 L 28

 New Structure: Studio/workshop 12’W x 24’L x 16’H

Motioned by Robb seconded by Niall

VOTED: To DENY application, 5-0

**Findings of Fact:** Vinalhaven Land Use Ordinance Section 13. C. states that any lot within the Village Overlay district will follow the setback requirements of the Residential Commercial district. The Board will use this information when making their decision.

**Findings of Fact:** Vinalhaven Land Use Ordinance Section 15 states that the minimum distance from lot lines for a nonresidential/accessory structure within the Residential Commercial district is 10 feet. This proposed structure does not meet these setback requirements.

* + 1. Applicant/Owner: Benjamin T. Blane

27 Carver St. TM 23 L 39

Addition to existing structure 20’Wx20’Lx15’H

Motioned by Jeanne seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-13

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

* + 1. Applicant/Owners: Donald and Danielle Poole

26 Hamilton Drive TM 4 L 20

New Accessory Structure: Studio/Office 20’W x 20’L x 18’H

Motioned by Robb seconded by Banner

VOTED: To APPROVE application, 5-0 PB #20-14

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

* + 1. Applicant: Baron/Gasperini

Owner: Baron/Gray

 129 Dyer’s Island Rd. TM 5A L

 Repair to existing dock

\*\*Applicant has withdrawn application. No vote necessary.\*\*

* + 1. Applicant/Owner: Philip Conkling

74 Lanes Island Rd TM 13 L 08

New Pier, Ramp, Float

 Pier: 95’ L x 5’ W

 Ramp: 35’ L x 42” W

 Float: 20’ L x 14’ W

Motioned by Banner seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-15

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

* + 1. Applicant/Owner: Harold Warren

26 City Point Rd. TM 27 L 04

Expansion of existing wharf 28’ L x 16’ W

Motioned by Niall seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-16

 On the condition on that no construction is started until an approval from DEP is received.

**Findings of Fact:** Section 16. U. 13 states that a permit from DEP is required in order to receive a building permit from Vinalhaven’s Planning Board. In this case the applicant has submitted an application to the state’s DEP and the period of time left open for comments has come to an end, the applicant is just waiting for a response to come in the mail.

* 1. TABLED:
		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.

 Motioned by Niall seconded by Jeanne

 VOTED: To TABLE application, 5-0

 **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.

 **Findings of Fact:** Section 17. E. 4 states the Planning Board may continue or table any portion of a meeting for reasonable cause. In this case that reasonable cause is the effects that the COVID-19 pandemic may be having to delay any information from being shared.

1. OTHER BUSINESS
2. MINUTES FROM PREVIOUS MEETINGS
	* 1. May 13th, 2020 Minutes

Motioned by Niall seconded by Banner

VOTED: To APPROVE minutes, 5-0

1. DATE OF NEXT MEETINGS: July 1st and July 8th, 2020

Meeting adjourned at 7:43 pm