VINALHAVEN PLANNING BOARD

MINUTES

July 8th, 2020

Zoom meeting from everyone’s homes, 7 pm

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

Present via zoom: Robb Warren, Banner Moffat, Brendan Meagher, Jeanne Bineau Ames, Naill Conlan, Shelby Smith Secretary

Also Present via zoom: Tom Hedstrom

Meeting called to order: 7:04pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: Tom Hedstrom

Owner: Larry Coombs

3 Blueberry Lane TM 22 L 85

New Building: Garage with apartment 24’W x 36’L x 30’H

3 floors and 3 bedrooms

Motioned by Robb seconded by Banner

VOTED: To TABLE application, 5-0

**Findings of Fact:** Applicant has asked for application to be tabled as the new structure is contingent on the sale of this property.

* + 1. Applicant: Darren Jones

Owner: John Jones and Darren Jones

110 North Haven Road TM 6A L 10A-99

Addition to existing structure 8’W x 24’L x 20’H

Extending kitchen and moving two existing bathrooms

Motioned by Jeanne seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-17

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

* + 1. Applicant/Owner: Phil Crossman

Old Harbor Road TM 21 L 5

New Building: Single Family 30’W x 40’L x 24’H

Motioned by Robb seconded by Banner

VOTED: To TABLE application, 5-0

**Findings of Fact:** Permit application does not yet meet Vinalhaven Land Use Ordinance Section 17. D. 1 stating that application must be complete with all necessary information required in order for the Board to make a decision.

* 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 and 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 (On May 13th, 2020)

**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 (On June 20th, 2020)

**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.

Motioned by Niall seconded by Banner

VOTED: To TABLE application, 5-0 (On July 8th, 2020)

**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
2. MINUTES FROM PREVIOUS MEETINGS
   * 1. June 10th, 2020 Minutes

Motioned by Niall seconded by Banner

VOTED: To APPROVE minutes, 5-0

1. DATE OF NEXT MEETINGS: August 5th and 12th, 2020

Meeting adjourned at 7:40 pm