VINALHAVEN PLANNING BOARD

MINUTES

October 14th, 2020

Hybrid zoom and in person meeting at Town Office, 7 pm

Zoom link: [https://us02web.zoom.us/j/6106316586?pwd=QjhIY1hqTzNUNUVtaU1Lb1pRcCsyUT09](https://www.google.com/url?q=https%3A%2F%2Fus02web.zoom.us%2Fj%2F6106316586%3Fpwd%3DQjhIY1hqTzNUNUVtaU1Lb1pRcCsyUT09&sa=D&source=calendar&usd=2&usg=AOvVaw323a8Nk7IlM5RnRq1WhZJI)

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

Meeting called to order at 7:01 pm

1. PERMIT APPLICATIONS
   1. NEW:
      1. Applicant: Josh Safdie, AIA – Signatory to P + S agreement

Owner: Jack Allen and Mary Virginia Wyly

Granite Island Road, vacant lot TM 5 L 033B

New Building – 1 Floor, 2 BR 18’6”W x 50’L x 17’6”H

Sale of land is contingent on the approval of this permit.

Motioned by Robb seconded by Brendan

VOTED: To APPROVE application, 5-0 PB #20-27

On the condition that a septic plan is approved before construction.

On the condition that structure and setback measurements are staked out with CEO before construction.

**Findings of Facts:** Vinalhaven Land Use Ordinances Section 15 outlines dimensional and setback requirements that must be met.

**Findings of Facts:** Vinalhaven Land Use Ordinances Section 17. D. explains the requirements necessary prior to construction of a structure or approval of permit by the Planning Board.

* + 1. Applicant/Owner: Justin Newton

Pequot Road, vacant lot TM 7 L 001-004

New Building with deck – 2 Floors, 3 BR 28’W x 36’L x 29’H

Motioned by Jeanne seconded by Niall

VOTED: To APPROVE application, 5-0 PB #20-29

**Findings of Facts**: Permit application follows and abides by all

Vinalhaven Land Use Ordinances.

* + 1. Applicant: Albert Holden

Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 18

New Building: Bunkhouse/cabin – 1 BR 16’W x 16’L x 20’H

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

* + 1. Applicant/Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 18 + 19

Road or Driveway

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

* + 1. Applicant: Albert Holden

Owner: Derek and Dorothy Jeffers

Off of Round the Island Rd. – Finger Lots TM 7 L 18

New Building: Hunting Cabin – 2 BR 16’W x 32’L x 20’H

Motioned by Banner seconded by Niall

VOTED: To TABLE application, 5-0

**Findings of Facts:** Vinalhaven Land use Ordinances Section 17. D. explains all the necessary information needed in a permit application. This particular application does not yet give all necessary information.

* + 1. Applicant/Owner: Steven Shirley

17 Bay View Cemetery Rd. TM 27 L 36

Addition to existing structure 8’W x 10’L x 12’H

Remove existing 8’ x 10’ deck/porch and replace with a one story 8’ x 10’ non heated mud room.

Motioned by Banner seconded by Niall

VOTED: To APPROVE application, 4-0 PB #20-30

On the condition that the CEO does the math to confirm the

percent of volume increase by this addition does not exceed the

allowed 30%.

**Findings of Facts:** Vinalhaven Land Use Ordinances Section 11.C.1.c.

explains the limits of expanding a non-conforming structure by less than

30% by volume and ground floor area.

**Findings of Facts:** Robb Warren recused himself from the vote on this

permit because of a personal connection with the applicant.

* + 1. Applicant: Hurricane Island Foundation

Owner: Hurricane Island Trust

Hurricane Island TM 2 L 7

New building with change of use 16’9”W x 67’3”L x 27’4”H

Small commercial facility for scientific research purposes

Remove existing boathouse, replace with marine field

research station on existing footprint.

Motioned by Robb seconded by Brendan

VOTED: To APPROVE application, 5-0 PB #20-28

On the condition that applicants receive new approval by DEP and

NRPA stating this is for a new building rather than a repair to an existing building.

**Findings of Fact:** Vinalhaven Land Use Ordinances Section 16.N. defines

Functionally Water Dependent structures and their uses. The Planning

Board feels this proposed structure meets this definition.

**Findings of Fact:** Vinalhaven Land Use Ordinances Section 14.D.1.f.

shows allowance for “small nonresidential facilities for educational, scientific or nature interpretation purposes” in each zone.

**Findings of Fact:** Vinalhaven Land Use Ordinances Section 16.N. states DEP must permit structure as well. Applicant has DEP approval but with different wording than what PB is permitting. Must get this corrected.

* 1. TABLED:
     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 (7/8/2020)

**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.

Motioned by Robb seconded by Jeanne

VOTED: To TABLE application, 4-0 (8/12/2020)

**Finding of Facts:** 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.

Motioned by Robb seconded by Banner

VOTED: To TABLE application, 4-0 (9/12/2020)

**Findings of Fact:** This will be the last time tabling application, based on ordinance requirements and amount of time given to applicant to obtain all necessary information for this to be voted on by the Planning Board.

**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.

Motioned by Banner seconded by Robb

VOTED: To APPROVE application, 5-0 PB #20-26

**Findings of Facts:** Permit application now follows and abides by all

Vinalhaven Land Use Ordinances. Applicant has provided all information

necessary for a vote to be made on application.

1. OTHER BUSINESS
   * 1. Board has decided they will still meet on scheduled date of November 11th, even though it is a holiday.
2. MINUTES FROM PREVIOUS MEETINGS
   * 1. September 12th, 2020 Minutes

Motioned by Jeanne seconded by Robb

VOTED: To APPROVE minutes as written, 4-0

1. DATE OF NEXT MEETINGS: November 4th and 11th, 2020