

VINALHAVEN PLANNING BOARD
MINUTES

February 14, 2024 - Town Office, 7 pm

Present: Banner Moffat, Board Chair, Steve Brock, Bryan Applegate, Jeanne Bineau-Ames, Brendan Meagher, Faye Grant, CEO, Heather Seawell, Secretary.
Public in attendance: Dylan Jackson, Annie Debow

Meeting called to Order at 7:06pm

I. NEW PERMIT APPLICATIONS

1. Applicant: Chad King
Owner: Geoff Gratwick
32 Strawson Rd Tax Map 5 Lot 45
New building or structure, single family dwelling
26 W x 40 L x 25 H 1.5 floors, 1 bedroom
FINDING OF FACTS: Permit application is in compliance
with all VH Land Use Ordinances.
Motioned by Jeanne; seconded by Brendan
Voted to Approve Permit 4-0. PB#24-03
Bryan Applegate Recused himself from this Vote.
2. Applicant/Contractor: Willard Webster
Owner: Willard Webster/Hillary Bunker
120 Pequot Rd Tax Map 4, Lot 027
Addition to existing structure: rebuild second story of existing
structure, single family
21' W x 28' L x 10' H 1 floor, 0 bedrooms
FINDING OF FACTS: Application approved by CEO.
No footprint change, no change of use so PB
approval not needed in this case.
3. Applicant/Owner: Bruce Young
106 Pequot Rd Tax Map 25, Lot 6
Other: enclose existing porch, single family dwelling
5' W x 17' L x 23' H 1 floor, 0 bedrooms
FINDING OF FACTS: Permit application is in compliance
with all VH Land Use Ordinances.
Motioned by Banner; seconded by Bryan
Voted to Approve Permit 5-0 PB#24-04

4. Applicant: Vinalhaven Housing Initiative
Owner: McAvoy Reitmayer Real Estate LLC
16 East Boston Rd Tax Map 23 Lot 124
Moving an existing structure
28' W x 40' L x 12' H 1 floor, 3 bedrooms
FINDING OF FACTS: 24,820 sq. ft. on existing lot. With the affordable housing bonus, 4,000 sq. ft. needed per dwelling. Existing two unit bldg=8,000 sq. ft leaving enough lot to allow two additional dwellings.
Motioned to approve with Condition by Brendan; seconded by Bryan
Voted to Approve Permit with Condition 5-0 PB#24-01
CONDITIONAL UPON A DEED RECORDING
LIMITING ALL RENTALS ON THE LOT TO BEING YEAR-ROUND RENTALS IS PRESENTED TO AND APPROVED BY THE CODE ENFORCEMENT OFFICER. THIS MUST BE PRIOR TO ANY CONSTRUCTION ACTIVITY BE STARTED.

5. Applicant: Vinalhaven Housing Initiative
Owner: McAvoy Reitmayer Real Estate LLC
16 East Boston Rd Tax Map 23 Lot 124
Placing a mobile/modular home, accessory dwelling (guesthouse, sleeping cabin, etc)
16' W x 32' L x 14' 2" H 1 floor, 1 bedroom
FINDING OF FACTS: 24,820 sq. ft. on existing lot. With the affordable housing bonus, 4,000 sq. ft. needed per dwelling. Existing two unit bldg=8,000 sq. ft leaving enough lot to allow two additional dwellings.
Motioned to approve with Condition by Jeanne; seconded by Steve
Voted to Approve Permit with Condition 5-0 PB#24-02
CONDITIONAL UPON A DEED RECORDING
LIMITING ALL RENTALS ON THE LOT TO BEING YEAR-ROUND RENTALS IS PRESENTED TO AND APPROVED BY THE CODE ENFORCEMENT OFFICER. THIS MUST BE PRIOR TO ANY CONSTRUCTION ACTIVITY BE STARTED.

6. Applicant: Preble Jaques and Jessica Shattuck
Owner: Preble Jaques and Jessica Shattuck
1502 North Haven Rd Tax Map 11 Lot 53
Pier, wharf, ramp or float
6 ft x 40 ft pile-supported pier with a 4 ft x 50 ft ramp leading
to a 10 ft x 30 ft float
**Finding of Facts: DEP approval for activity is required per
VH LUO pg 37 #13 pursuant to State Law.
Motioned to TABLE by Banner; seconded by Brendan
Vote to Table application 5-0**
7. Applicant/Contractor: Sarah Lazaro
Owner: James Kulp (The Bradley Bunch Revocable Trust)
8 Narrows Island Rd Tax Map 26 Lot 15
Pier, wharf, ramp or float
4' x 80' pier with a 3' x 45' ramp alongside, a 4' x 8' walkway,
and 15' x 20' float for a total length of 104'
**Finding of Facts: DEP approval for activity is required per
VH LUO pg 37 #13 pursuant to State Law.
Motioned to TABLE by Banner; seconded by Bryan
Vote to Table application 5-0**

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETING:

November 8, 2023-Tabled; no quorum
Motioned by Banner; seconded by Jeanne
Voted to Approve 3-0

December 13, 2023-no January 2024 meeting
Motioned by Banner, seconded by Brendan
Voted to Approve 4-0

IV. DATE OF NEXT MEETINGS:
March 6 and 13, 2024

Meeting adjourned at 7:55pm