

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