

VINALHAVEN PLANNING BOARD

AGENDA

June 10<sup>th</sup>, 2020

Zoom meeting from everyone's homes, 7 pm

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

I. PERMIT APPLICATIONS

A. 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'W x 50'L x 23'6"H
  
2. Applicants: Sylvia Lacey and Drew Noyes  
Owner: Sylvia Lacey  
28 Carver St. TM 23 L 28  
New Structure: Bunkhouse. Guesthouse, sleeping cabin, etc.  
12'W x 24'L x 16'H
  
3. Applicant/Owner: Benjamin T. Blane  
27 Carver St. TM 23 L 39  
Addition to existing structure 20'W x 20'L x 10'H
  
4. 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
  
5. Applicant: Baron/Gasperini  
Owner: Baron/Gray  
129 Dyer's Island Rd. TM 5A L  
Repair to existing dock
  
6. 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
  
7. Applicant/Owner: Harold Warren  
26 City Point Rd. TM 27 L 04  
Expansion of existing wharf 28' L x 16' W

B. 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 11<sup>th</sup>, 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 11<sup>th</sup> minutes, noted above, still must be proven and shown to Planning Board.

II. OTHER BUSINESS

III. MINUTES FROM PREVIOUS MEETINGS

1. May 13<sup>th</sup>, 2020 Minutes

IV. DATE OF NEXT MEETINGS: July 1<sup>st</sup> and July 8<sup>th</sup>, 2020