

VINALHAVEN PLANNING BOARD  
PRELIMINARY AGENDA

July 1<sup>st</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: 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
2. 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
3. Applicant/Owner: Phil Crossman  
Old Harbor Road TM 21 L 5  
New Building: Single Family 30'W x 40'L x 24'H

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 (On May 13<sup>th</sup>, 2020)

**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.

Motioned by Niall seconded by Jeanne

VOTED: To TABLE application, 5-0 (On June 20<sup>th</sup>, 2020)

**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.

**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.

II. OTHER BUSINESS

1. Potentially an application for Wes Reed that needs to be added to the agenda

III. MINUTES FROM PREVIOUS MEETINGS

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