VINALHAVEN PLANNING BOARD
MINUTES
TOWN OFFICE, 7:00 PM
MARCH 9th, 2022

Present: Banner Moffat acting Chair, Bryan Applegate, Robb Warren, Brandon Meagher, Jeanne Bineau-Ames, Faye Grant CEO, Shelby Smith Secretary
Meeting called to order: 7:09pm

I. APPLICATIONS
A. NEW:

1. Applicant/Owner: Steve Brock
   10 West View Road
   TM 12 L 25A
   Addition to existing structure: Single Family Use 24’9”W x 36’6”L
   Add foundation/basement under existing structure

   Motioned by Robb seconded by Bryan
   VOTED: To APPROVE application, 3-0  PB #22-6
   Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
   *Note: Brendan has recused himself from this vote.*

2. Applicant/Owner: Steve Brock
   10 West View Road
   TM 12 L 25A
   Addition to existing structure: Single Family Use 16’ W x 16’ L x 12’H
   Deck/Porch – Gazebo

   Motioned by Robb seconded by Bryan
   VOTED: To APPROVE application, 3-0  PB #22-7
   Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
   *Note: Brendan has recused himself from this vote.*

3. Applicant/Owner: Steve Brock
   10 West View Road
   TM 12 L 25A
   Addition to existing structure: Single Family Use 14’ W x 14’ L 8’ H
   Dormer

   Motioned by Robb seconded by Bryan
   VOTED: To APPROVE application, 3-0  PB #22-8
   Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
   *Note: Brendan has recused himself from this vote.*

4. Applicant: Mark McCarthy/Downeast Homes
   Owner: Greta McCarthy
   12 Pocus Point Road
   TM 14 L 10
   New Building/Structure: Single Family Use 34’Wx 56’L x 22.5’H
   3 bedrooms and 1 floor

   Motioned by Brendan seconded by Jeanne
   VOTED: To APPROVE application, 5-0  PB #22-9
   Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
   Finding of Facts: This is a pre-existing subsized lot therefore, being smaller than an acre is acceptable per VH Land Use Ordinances.
5. Applicant: Downeast Homes  
   Owner: Craig and Sarah Lazaro  
   50 Sands Road  
   TM 17 L 44G-1  
   New Building/Structure: Single Family Use  
   30’W x 48’L x 30’H  
   4 bedrooms and 2 floors

   Motioned by Banner seconded by Brendan  
   VOTED: To APPROVE application, 5-0  
   PB #22-10  
   On the condition: That evidence of sewer hookup to the town sewer is provided to the Town.

   Finding of Facts: Permit follows all Vinalhaven Land Use Ordinances.
   Finding of Facts: An easement is in process between the neighbor and the sewer company.

6. Applicant: Norman Reidy  
   Owner: Joshua and Melody Komyerou  
   171 Young Road  
   TM 9 L 74  
   Other Improvement: Fix up existing 2 bedroom camp, same size  
   16’ W x 36’ L x 25’ H  
   2 bedrooms and 2 floors

   *POSTPONED as requested by applicant*

B. TABLED: None

II. OTHER BUSINESS
1. Applicant: Goats Hill Subdivision  
   Subdivision  
   - Vote will be at next month’s voting meeting  
   - All copies of plans will need to be signed with sharpie  
   - Paid for  
   - Registry no longer accepts mylar, now requires a copy with black ink

III. MINUTES
1. February 9th, 2022  
   Motioned by Banner seconded by Brendan  
   VOTED: To APPROVE minutes as is, 3-0

IV. NEXT MEETINGS: April 6th and 13th, 2022

Meeting adjourned at 7:40pm