

**Meeting Minutes
Town of Long Island
Planning Board
June 12, 2018**

The Chair called the meeting to order at 6:30. The following members were present: Brad Brown, Chair; Curt Murley, Vice Chair; Steve Hart, Secretary; Brenda Singo; and Paul Thornton. Mike Lingley and John Condon joined during the meeting

1. Meeting Minutes

There were no minutes from previous meeting[s] to review

2. Correspondence

There was no correspondence to review. Members had a discussion regarding a notice of training from the Maine Municipal Association (MMA). Curt Murley and Brad advised members of the opportunity to register with MMA to receive notices and other useful information.

3. CEO report

There was no report from the CEO.

Brad Brown discussed his conversation with the CEO regarding septic permits and the CEO's concern that 70% of the permits for new or replacement systems required a variance from the state's 100-foot setback requirement. Curt Murley said he and the CEO had created a map of septic permits issued since 2011.

Variances to allow a septic system of 0-60 feet from a well can be issued by the CEO; variances over 60 feet were issued by the state. Curt said the CEO was concerned about the impact on water quality. The CEO also feels it is unclear whether or not there is scientific justification for the variance distances.

Curt said inspections of systems on transfers of title didn't begin to be enforced until 2008. Issues that could be considered in revising the current town ordinance include: should there be system tests or

requirements for pre-treatment systems; does the age of system matter; should inspections be required when the title is transferred without a sale? John Condon thought the Board should contact the Island Institute to find out what other islands are doing on this issue. Steve Hart volunteered to reach out to the Island Institute.

4. New business.

a. Review town meeting results

There was nothing at town meeting that impacted Land Use Ordinances

b. Election of new officers

Mike Lingley nominated Brad Brown for another term as Chair. The nomination was seconded by Steve Hart.

Paul Thornton nominated Curt Murley for another term as Vice Chair. The nomination was seconded by Brad Brow.

Brenda Singo nominated Steve Hart for a second term as Secretary. The nomination was seconded by _____.

The votes for all three positions were unanimously in favor.

c. Discuss coming year's projects

i. Review Shoreland Zone Ordinance Section 4.12

Members discussed the need for the review of the assigned sections of the state Department of Environmental Protection's (DEP) proposed zoning requirements and to recommend changes to the town's land use ordinances to comply with the DEP Guidelines

ii. Add Demolition as a Conditional Land Use to all Zones

Curt relayed his discussion with CEO regarding the problems with the demolition of the Navy building and the town's limited ability to require the contractor and/or the owner to complete the project and secure/remove the pile of rubble. The CEO recommended to Curt possibly using language used by the Town of Arundel that would make demolition a

conditional use subject to conditions imposed by the Planning Board.

Brad Brown said the language on conditional uses which had been presented to Town Meetings in 2016 and 2017 was pretty well done.

iii. FEMA Flood Plain Map

Curt Murley said the maps were still in the comment period. FEMA was looking to have the maps finalized before May 2019, which might make the incorporation of the maps into the town ordinances a Town Meeting item.

iv. Planning Board Procedures

Steve Hart said that the existing Planning Board Bylaws, which he had received from Curt Murley, seemed satisfactory. Hart said he would share the document with other members.

5. Adjournment

The meeting was adjourned at 7:50.

The next meeting will be Monday, July 9.

Respectfully submitted,

Steve Hart
Secretary.