

**Meeting Minutes
Planning Board
Town of Long Island
Library Small Meeting Room
August 9, 2017
6:30 P.M.**

1. Call to Order

Meeting was called to order at 6:30 p.m. by Chair Brad Brown.

Board members Present: Curt Murley (Vice Chair), Steve Hart (Secretary), and John Billings. Mike Lingley joined the meeting in progress.

Members Absent: John Condon; Paul Thornton

Members of the public in attendance: Pat Kirby and Peter Thornton.

2. Minutes

It was moved and seconded (John Billings / Brad Brown) to approve the Minutes of the July 12th meeting. Motion was approved unanimously.

3. Public Hearing

None

4. Correspondence

The Board and the public attendees discussed the letter (attached) from Leslie E. Lowry, of Jensen, Baird, Gardner, Henry, the attorney representing Pat Kirby, WBC III LLC, and Peter Thornton regarding the Paper Street Project Report. Mr. Murley said that the Board's role in the matter of paper streets had been limited to writing the report to the Board of Selectmen and related research. The recommendation was for interested parties to communicate their concerns with the Selectmen.

Mr. Brown indicated there he had received the latest issue of the Maine Townsman and that other Board members could also receive the publication. There was also a discussion among Board members regarding the process for receiving official and related communication and the filing of meeting agendas and minutes with the Town office.

5. CEO Report

No communication had been received from the Code Enforcement Officer.

6. Committee Reports

None

7. New Business

None

8. Old Business

(a) Conditional Uses - The Board continued its discussion of the warrant proposed Ordinance Change regarding the granting and denial of applications for conditional uses that was rejected at the last Town Meeting. The discussion centered on the issues regarding appeals of the Planning Board's decisions and the desirability of notice to abutters in advance of the Board's consideration of an application.

(b) Shore Land Zoning - Mr. Murley suggested that Members review the state's revised shore land zoning regulations prior to the September meeting and come prepared for the Board to assign individual members the responsibility to lead the analysis of specific sections in order to facilitate the Board's consideration.

9. Other

(a) Mr. Hart discussed his participation in the Maine Municipal Association (MMA) training for Planning Board and Zoning Appeals Board members. He indicated two things stood out during the MMA staff presentation related to appeals boards: the need for decisions to be thorough and well documented and for the boards to be judicious in granting appeals. For both boards, MMA recommends that any procedures for considering and acting on applications be clearly articulated. Mr. Hart agreed to provide draft procedures for the Board's consideration in September.

(b) Mr. Murley indicated he would be attending a meeting sponsored by the Federal Emergency Management Agency (FEMA) regarding mapping that would impact property insurance rates.

10. Adjournment

The Chair adjourned the meeting at 7:40.

Respectfully submitted,
Steve Hart, Secretary