

**Meeting Minutes
Town of Long Island
Planning Board
October 8, 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; Mike Lingley; Paul Thornton; and John Condon. Ed McAleney was in attendance.

1. Minutes

Members reviewed the September meeting minutes. A motion to approve the minutes (motion by Brenda Singo/seconded by Paul Thornton) was approved unanimously.

2. Correspondence

The Chair informed other Board members that he had received an email from the Town selectmen that the review of “paper streets” would begin with the Littlejohn subdivision. Notice to landowners would be done by the Town. This requires no action by the Planning Board.

3. CEO Report

There was no report from the town Code Enforcement Officer.

4. Old business

- A. Demolition as a Conditional Use – The Board discussed the interest of the Town selectmen around revising building permits to require contractors to utilize containers for demolition debris. A motion to table further Board discussion of revising the Town’s ordinances until the selectmen had acted (motion by Mike Lingley/seconded by Paul Thornton) was approved unanimously.
- B. Authority for Conditional Uses - The Board discussed the Chair’s latest proposed revision of the conditional use authority. To provide members additional time to review the proposed language, Board members agreed to carry over this item to the November meeting.
- C. Septic system inspections on title transfer –. The Chair shared emails he had received from staff attorneys for the Maine Municipal Association regarding proposed revision to the town ordinance. The question from the attorney was what – if any – transfer of title did the town want to exempt from the requirement. Steve Hart offered to meet with the Town selectmen to pursue working jointly with the selectmen and the town’s attorney to craft appropriate language.
- D. Shoreland Zone regulations – The Board agreed to set aside further discussion of this subject because of the pressing nature of other issues.

5. New Business

- A. Proposal from General Code – The Board discussed a proposal from a consulting firm for an over-all revision of the Town’s ordinances. Because the revision would extend to sections of the ordinances beyond the scope of the Planning Board, a motion (motion by Mike Lingley/seconded by Paul Thornton) to forward the communication to the Selectmen was approved unanimously.
- B. McAleney Site Plan Review – The Board discussed the application for a Site Plan Review (SPR) on the property located at 13 Gardfield Street submitted by Ed McAleney. The discussion focused on the potential issues that needed to be addressed. Curt Murley opined that the application represented an amendment to an existing/revised SPR so that new documentation by the applicant of some information would not be required. The Board scheduled a workshop on the application for Monday, October 22, at 5:00.
- C. FEMA Flood Plain map – The Board agreed to take no action until the Federal Emergency Management Agency (FEMA) had finalized its maps, which is expected in January 2019.

6. Other

Board members discussed the public workshop that had been held on the subject of septic system inspections on October 4. John Condon commented on the excellent presentation by David Braley, Senior Geologist, in the Division of Environmental Health, Maine Department of Human Services.

7. Adjournment

The meeting was adjourned by the Chair at 7:47.

Respectfully,
Steve Hart, Secretary.