

MINUTES OF ANNUAL TOWN MEETING Saturday, May 13, 2023

96 Voters Present

Town Clerk brought meeting to order at 8:00AM.

Public announcements were heard.

Town Clerk read the Warrant and Return on Warrant.

Article 1. To choose a moderator by written ballot to preside at said meeting.

Nomination for Mark Greene made by Nancy Jordan.

Vote: 6-0

Town Clerk swore in Moderator

Opening statement by Moderator

Pledge of Allegiance

Motion made by Jim Wilber to allow the public to speak

2nd by Joe Donovan

Vote: U-1

Curt Murley will serve as Deputy Moderator as needed

Motion made by Joe Donovan to move Articles 2 – 58

2nd by John Burke.

Selectmen agreed unanimously - no objections to Selectmen moving/seconding each article

Article 2. To see if the Town will vote to authorize the Board of Selectmen to make final determinations regarding the closing or opening of roads to winter maintenance pursuant to 23 M.R.S.A. {2953.

Vote: U

Article 3. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to procure a loan or loans in anticipation of taxes, such loan or loans (principal and interest) to be repaid during the municipal year out of money raised from municipal year taxes.

The Finance Committee recommends a “YES” vote.

Vote: U

Article 4. To see if the Town will vote to authorize and direct the Board of Selectmen to screen and approve or appoint Sheriff’s Deputies and/or Constables for the fiscal year 2023-2024.

Vote: U

Article 5. To see if the Town will vote that the Town tax is due on September 15, 2023 and is payable in two (2) installments on September 15, 2023 and March 15, 2024 and to set the interest rate to be charged for late payments 4.00% per year.

The Finance Committee recommends a “YES” vote.

Vote: U

Article 6. To see if the Town will vote to authorize the Tax Collector to accept tax money in advance of receiving the tax commitment from the assessors. The Town will pay no interest on these advance payments.

The Finance Committee recommends a “YES” vote.

Vote: U

Article 7. To see if the Town will vote to authorize the Selectboard to dispose of town-owned personal property with a value of less than \$10,000 dollars or less, under such term and conditions as they deem advisable.

Vote: U

Article 8. To see if the Town will vote to authorize the Board of Selectmen and the School Committee to accept, on behalf of the Town: gifts, donations and contributions in the form of money, personal services and materials. Said gifts will be for the benefit of the Town, its government including legal departments and public facilities thereof, for the purpose of aiding and enhancing the delivery of public services. Said gifts to be without conditions and not require the voters to raise additional maintenance monies.

The Finance Committee and School Committee recommend a “YES” vote.

Vote: U

Article 9. To see if the Town will authorize the Board of Selectmen and the School Committee, on behalf of the Town, to secure grants, funds and other available revenues from the state, federal and other agencies and sources and authorize the expenditure of said dedicated funds provided that such grants, funds and other revenues do not require expenditure of Town funds not previously appropriated.

The Finance Committee and School Committee recommend a “YES” vote.

Vote: U

Article 10. To see if the Town will vote to authorize the Selectmen to borrow or appropriate from un-appropriated surplus as they deem advisable to meet unanticipated expenses and emergencies that occur during fiscal year 2023-2024.

The Finance Committee recommends a “YES” vote.

Vote: U

Budget Presentation by Ed Rea

Article 11. Do you favor the establishment of a policy for the use of proceeds from the sale of Town assets that prioritizes long-term capital projects and capital reserve funds, support of affordable housing, long-term debt reduction, and tax stabilization?

Explanation: Each year the Select Board will propose at Town Meeting the use of the proceeds from any town assets (i.e., the sale of town owned land) to the following categories: Capital Projects and Reserve Fund, Housing, Long Term Debt Reduction and/or Tax Stabilization. Categories may vary and percentages will fluctuate but they will total 100% of proceeds available. The Town's Finance Committee will recommend the division of proceeds to the Select Board for consideration and finalization of the proposal to the Town Meeting.

In FY 2022-2023 the Town realized assets of \$179,180 from a land sale.
The Select Board recommends the following for Tax Year 2023-2024.

Capital Reserves	65%	\$116,467
Housing	20%	\$35,836
Debt Reduction	0%	\$0

Tax Stabilization	15%	\$26,877 *
*reduces the calculated tax increase by an estimated 2%		
TOTAL	100%	\$179,181

Vote: U

Article 12. To see if the Town will vote to appropriate, for the fiscal year beginning 1-July-2023 and ending 30-June-2024, the use of a portion of the proceeds from the sale of Town assets in fiscal year 2022-2023, for the purpose of reducing the 2023-2024 tax commitment.

The Select Board recommends: \$26,877

Vote: U-1

Article 13. To see if the Town will approve the creation of a **Housing Reserve Fund**. The purpose of the fund will be to support the mission of the Year-Round Housing Committee (YRHC) to seek housing solutions to help sustain the year-round community.

Vote: U

Article 14. To see if the Town will vote to appropriate, for the fiscal year beginning 1-July-2023 and ending 30-June-2024, the use of a portion of the proceeds from the sale of Town assets in fiscal year 2022-2023, for the purpose of funding a Housing Reserve Fund.

The Select Board recommends: \$35,836

Vote: U

Article 15. To see if the Town will vote to appropriate, for the fiscal year beginning 1-July-2023 and ending 30-June-2024, the use of a portion of the proceeds from the sale of Town assets in fiscal year 2022-2023, for the purpose of increasing the Capital Reserve Fund.

The Select Board recommends: \$116,467

Vote: U

Article 16. Shall an ordinance entitled; ‘Ordinance Exempting Active-Duty Military Personnel from Vehicle Excise Tax’ be enacted?”

Vote: U

Article 17. To see if the Town will vote to set the interest rate to be paid by the Town on abated taxes at 5.00% for the 2023-2024 fiscal year.

Vote: U

Article 18. To see if the Town will vote to authorize the Board of Selectmen, on behalf of the Town, to enter into multiyear contracts with various service providers, for a period not to exceed 3 years.

Vote: U

Article 19. To see what sum of money the Town will vote to raise and appropriate for compensation for Town Officers, Appointees, and Professional Assistance.

The Finance Committee recommends:

Selectmen (3)	\$9,900
(Chair)	\$2,030
Parklands / Beaches	\$920
Public Buildings Manager	\$3,576
Assessing / Map Updates	\$1,245
Town Clerk	\$22,225
Treasurer	\$24,923

Tax Collector	\$22,225
Office Assistant	\$0
Code Enforcement Officer	\$12,830
CEO Assistant	\$3,326
Animal Control Officer	\$1,615
Harbormaster	\$2,665
Housing Coordinator	\$10,000
Town Meeting Moderator	\$100
Social Services Director	\$899
Payroll Taxes	\$11,152
Town Administrator	\$27,296
Health Officer	\$0
Employee Health Benefits	\$19,790
Unemployment Compensation	\$5,500
Island Fellow Contribution	\$0
Annual Audit	\$14,135
Counsel	\$7,200
Tax Assessor	\$2,200
Revaluation study	\$20,000
Additional Professional Assistance	\$2,500
Lawn Mowing Contract	\$12,000
LICLOC	\$5,000
TOTAL	\$245,252

Vote: U

Article 20. To see what sum of money the Town will vote to raise and appropriate for Town government administration.

Finance Committees Recommends: \$ 123,731

Vote: U

Article 21. To see what sum the Town will vote to raise and appropriate for the Wellness Council.

Finance Committees Recommends: \$ 17,373

Vote: U

Articles 22 through 32 Authorize Expenditures in Education Cost Center Categories.

Article 22. To see what sum the Town of Long Island will authorize the School Committee to expend for **REGULAR INSTRUCTION.**

School and Finance Committees Recommend \$ 400,996

Vote: U

Article 23. To see what sum the Town of Long Island will authorize the School Committee to expend for **SPECIAL EDUCATION.**

School and Finance Committees Recommend \$ 21,300

Vote: U

Article 24. To see what sum the Town of Long Island will authorize the School Committee to expend for **TECHNICAL EDUCATION.**

School and Finance Committees Recommend \$ 0

Vote: U

Article 25. To see what sum the Town of Long Island will authorize the School Committee to expend for **OTHER INSTRUCTION.**

School and Finance Committees Recommend \$ 0

Vote: U

Article 26. To see what sum the Town of Long Island will authorize the School Committee to expend for **STUDENT AND STAFF SUPPORT.**

School and Finance Committees Recommend \$ 19,500

Vote: U

Article 27. To see what sum the Town of Long Island will authorize the School Committee to expend for **SYSTEM ADMINISTRATION.**

School and Finance Committees Recommend \$ 42,677

Vote: U

Article 28. To see what sum the Town of Long Island will authorize the School Committee to expend for **SCHOOL ADMINISTRATION.**

School and Finance Committees Recommend \$ 28,700

Vote: U

Article 29. To see what sum the Town of Long Island will authorize the School Committee to expend for **TRANSPORTATION AND BUSES.**

School and Finance Committees Recommend \$ 27,525

Vote: U

Article 30. To see what sum the Town of Long Island will authorize the School Committee to expend for **FACILITIES MAINTENANCE.**

School and Finance Committees Recommend \$ 72,740

Vote: U

Article 31. To see what sum the Town of Long Island will authorize the School Committee to expend for **DEBT SERVICE.**

School and Finance Committees Recommend \$ 0

Vote: U

Article 32. To see what sum the Town of Long Island will authorize the School Committee to expend for **ALL OTHER EXPENDITURES.**

School and Finance Committees Recommend \$ 8,475

Vote: U

ARTICLES 33 AND 34 RAISE FUNDS FOR THE PROPOSED SCHOOL BUDGET

Article 33. To see what sum the Town of Long Island will appropriate for the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act (State recommends **\$322,680**) and to see what sum the Town of Long Island will raise as its contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Act in accordance with Maine Revised Statutes, Title 20-A, section 15688.

The School and Finance Committees Recommend \$289,967.

Explanation: The Town's contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act is the amount of money determined by state law to be the minimum amount that a municipality must raise in order to receive the full amount of state dollars minus General Purpose Aid, which this year is projected to be \$32,713

Vote: U

ARTICLE 34 IS REQUIRED TO HAVE AN ACCURATE RECORDED HAND COUNT

Article 34. Shall the Town of Long Island raise and appropriate **\$167,970.00** in additional local funds, which exceeds the State's Essential Programs and Services funding model by **\$289,967.00** as required to fund the budget recommended by the School Committee?

The School and Finance Committees recommend **\$167,970.00** for additional local funds and gives the following reasons for exceeding the State's Essential Programs and Services funding model by **\$289,967.00**: EPS does not fully support all the necessary costs of a K-12 educational program, such as: (1) Special Education costs (2) transportation and bus costs and (3) staffing required in a small K-5 school.

Explanation: The additional local funds minus anticipated revenues are those locally raised funds over and above the Town's local contribution to the total cost of funding public education from kindergarten to grade 12 as described in the Essential Programs and Services Funding Act and local amounts raised for the annual payment on non-state funded debt service that will help achieve the Town budget for educational programs.

Vote: Yes 78, No 0

ARTICLE 35 SUMMARIZES THE PROPOSED SCHOOL BUDGET

Article 35. Shall the Town authorize the School Committee to expend **\$621,913.00** for the fiscal year beginning July 1, 2023 and ending June 30, 2024 from the Town's contribution to the total cost of funding public education from Kindergarten to grade 12 as described in the Essential Programs and Services Funding Act, non-state funded school construction projects, additional local funds for school purposes under the Maine Revised Statutes, Title 20-A, section 15690, unexpended balances, tuition receipts, state subsidy, and other receipts for the support of schools?

The School and Finance Committees Recommend \$621,913.00.

Explanation: This is a summary article and approves expenditures of the proposed budget of \$621,913.00. This article authorizes the School Committee to spend the money appropriated in the previous articles, plus other revenues. This article does not raise any additional money

Vote: U

Article 36. Shall the Town vote to appropriate the following Revenues, Balances Carried and Fund Transfers, to cover the expenditures appropriated in the previous articles? Remaining funding required to be raised by taxation.

School Undesignated Fund Balance FY20-21	\$ 48,000
Tuition	\$ 106,700
Title Grants (estimated)	\$ 0
REAP Federal Grant Funds (estimated)	\$ 20,000
Special Education Entitlement (estimated)	\$ 7,856
School Nutrition Revenues	\$ 500
State School Nutrition Reimbursement	\$ 200
General Purpose Aid (estimated)	\$ 32,714
Total	\$ 215,970

The School Board and Finance Committee Recommends Adoption.

Vote: U

Article 37. To see what sum the Town will vote to raise and appropriate for the **LONG ISLAND COMMUNITY LIBRARY OPERATING COSTS.**

The Finance Committee recommends: \$ 5,000

Vote: U

Article 38. To see what sum of money the Town will vote to raise and appropriate for **INSURANCE.**

The Finance Committee recommends: \$ 46,134

Vote: U

Article 39. To see what sum of money the Town will vote to raise and appropriate for **PUBLIC SAFETY.**

The Finance Committee recommends:

Police \$ 35,173

Fire and EMS \$129,706

Rescue Boat \$ 12,245

Emergency Preparedness \$ 2,000

TOTAL \$179,124

Vote: U

Article 40. To see what sum of money the Town will vote to raise and appropriate for **PUBLIC WORKS.**

The Finance Committee recommends: \$ 125,339

Vote: U

Article 41. To see what sum of money the Town will vote to raise and appropriate for **SOLID WASTE.**

The Finance Committee recommends: \$ 133,518

Vote: U

Article 42. To see what sum of money the Town will vote to raise and appropriate for **SOCIAL SERVICES.**

The Finance Committee recommends: \$ 0

Vote: U

Article 43. To see what sum of money the Town will vote to raise and appropriate for the **RECREATION COMMITTEE.**

The Finance Committee recommends: \$ 33,715

Vote: U

Article 44. To see what sum of money the Town will vote to raise and appropriate for the **COMMUNITY CENTER FACILITY COSTS.**

The Finance Committee recommends: \$ 31,608

Vote: U

Article 45. To see what sum of money the Town will vote to raise and appropriate for the **CEMETERY OPERATIONS.**

The Finance Committee recommends: \$ 2,450

Vote: U

Article 46. To see what sum of money the Town will vote to raise and appropriate for **CAPITAL DEBT SERVICE.**

The Finance Committee recommends: \$ 166,545

Vote: U

Article 47. To see if the Town will vote to appropriate, for the fiscal year beginning 1-July-2023 and ending 30-June-2024, all revenues, grants, fees and undesignated surplus, for the purpose of reducing 2023-2024 tax commitment.

The Finance Committee recommends:

Revenues, Fees & Grants **\$ 196,210**

Prior Year Surplus **\$ 80,000**

Vote: U

Article 48. To see what sum of money the Town will vote to raise and transfer to the Minimum Balance Set Aside with the condition that it be used to maintain the mil rate established at Town Meeting.

The Finance Committee recommends: **\$ 5,010**

Vote: U

Article 49. To see what sum of money the Town will vote to raise and appropriate for **SOCIAL SERVICE REFERRALS.**

The Finance Committee recommends: **\$ 10**

Vote: U

Article 50. To see what sum the Town will vote to raise and appropriate for the Teacher Deferred Compensation Fund.

The School Committee and Finance Committee Recommend: **\$ 1,500**

Vote: U

Recess: President of LICA presented the 2023 Francis “Tiny” Murphy Civic Award to Donald A MacVane

Representative Steve Moriarty and Legislator Teresa Pierce presented Marci Train with a Legislative Sentiment recognizing her AGI Roy Award for Excellence in K-8 Earth Science Teaching.

Article 51. Shall the town vote to a) **approve a project for road improvements and paving (the “Project”);** b) appropriate a sum not to exceed **\$50,000** for the costs of the Project and; c) fund said appropriation by authorizing the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Long Island, Maine (including temporary notes in anticipation of the sale thereof), in an aggregate principal amount not to exceed **\$50,000**, and the discretion to fix the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, premium, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Long Island, and to provide for the sale thereof, is hereby delegated to the Treasurer and Chairman of the Board of Selectmen?

The Finance Committee and the Board of Selectmen recommend a ‘YES’ vote.

Financial Statement

Estimated 05/01/2023

1. Total indebtedness:

Total Town Indebtedness:

A. Bonds outstanding and unpaid: \$960,23

B. Bonds authorized but not yet funded: \$500,000

C. Bonds to be issued if this Article is approved: \$50,000

Total: \$1,510,230

2. Costs:

At an **estimated maximum** interest rate of 4.5% for a 10 year maturity, the estimated costs of this bond will be:

Principal \$50,000

Interest \$12,662

Total new debt service \$62,662

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/ Lisa A. Kimball

Town of Long Island Treasurer

Vote: U

Article 52. Shall the town vote to a) approve a project to stabilize and repair Ponces Wharf (**the "Project"**); b) appropriate a sum not to exceed **\$200,000** for the costs of the Project and; c) fund said appropriation by authorizing the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Long Island, Maine (including temporary notes in anticipation of the sale thereof), in an aggregate principal amount not to exceed **\$200,000** and the discretion to fix the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, premium, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Long Island, and to provide for the sale thereof, is hereby delegated to the Treasurer and Chairman of the Board of Selectmen?

The Finance Committee and the Board of Selectmen recommend a 'YES' vote.

Financial Statement

Estimated 05/01/2023

1. Total indebtedness:

Total Town Indebtedness:

A. Bonds outstanding and unpaid: \$960,23

B. Bonds authorized and unapproved: \$500,000

C. Bonds to be issued if this Article is approved: \$200,000

Total: \$1,660,23

2. Costs:

At an **estimated maximum** interest rate of 4.5% for a 10 year maturity, the estimated costs of this bond will be:

Principal	\$200,000
Interest	\$50,650
Total new debt service	\$25,650

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/ Lisa A. Kimball
Town of Long Island Treasurer

Vote: U - 1

Article 53. Shall the town vote to a) approve a project to upgrade the town's emergency communications radio system (**the "Project"**); b) appropriate a sum not to exceed **\$70,000** for the costs of the Project and; c) fund said appropriation by authorizing the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Long Island, Maine (including temporary notes in anticipation of the sale thereof), in an aggregate principal amount not to exceed **\$70,000** and the discretion to fix the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, premium, form and other details of said securities, including execution and delivery of said securities on behalf of the Town of Long Island, and to provide for the sale thereof, is hereby delegated to the Treasurer and Chairman of the Board of Selectmen?

The Finance Committee and the Board of Selectmen recommend a 'YES' vote.

Financial Statement

Estimated 05/01/2023

1. Total indebtedness:

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$960,230
B. Bonds authorized and unapproved:	\$500,000
C. Bonds to be issued if this Article is approved:	\$70,000
Total:	\$1,530,230

2. Costs:

At an **estimated maximum** interest rate of 4.5% for a 10 year maturity, the estimated costs of this bond will be:

Principal	\$70,000
Interest	\$17,725
Total new debt service	\$87,725

3. Validity:

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bonds issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

s/ Lisa A. Kimball
Town of Long Island Treasurer

Vote: U

Article 54: Shall the Town vote to:

Rescind certain Town Meeting approval to authorize bonded indebtedness during 2020 that was not needed and the full amount of such originally authorized municipal bonded indebtedness was never issued either because the projects did not require the full amount of bonded indebtedness that was authorized or the projects were abandoned, including the following list of unused and unneeded bonded indebtedness authority be rescinded and de-authorized:

Annual Town Meeting

Article 49. Shall the town vote to

(1) Approve the design, site preparation, engineering, construction, installation and equipping of facilities and equipment of a fiber optic based internet communication system capable of delivering Internet access to residences and businesses in the Town in cooperation with Consolidated Communications Enterprise Services Incorporated (the "Project") and delegate the authority to the Board of Selectmen to determine all details of said Project and enter into contracts, agreements and documents necessary to undertake the Project and to address post-construction operational rights and responsibilities.

(2) Appropriate an amount not to exceed \$550,000 to provide for the costs of the Project; and

(3) Authorize the Treasurer and the Chairman of the Board of Selectmen to (a) issue general obligation securities of the Town to fund the appropriation for the Project in an amount not to exceed \$550,000, (b) the discretion to fix all details of said securities in providing for the sale thereof, including the date(s), maturity(ies), calls for redemption, refunding(s), place(s) of payment, execution and delivery of said securities?

The Finance Committee and the Board of Selectmen recommend a 'YES' vote.

*Financial Statement
Estimated 04/01/2020*

1. *Total indebtedness:*

Total Town Indebtedness:

A. Bonds outstanding and unpaid:	\$1,313,884
B. Bonds authorized and unapproved:	\$114,000
C. Bonds to be issued if this Article is approved:	\$550,000
Total:	\$1,977,884

2. *Costs:*

At an **estimated maximum** interest rate of 3.5% for a 30 year maturity, the estimated costs of this bond will be:

Principal	\$550,000
Interest	\$339,000
Total new debt service	\$889,000

Validity: The validity of the bonds and the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

*s/ Lisa A. Kimball
Town of Long Island Treasurer*

Vote: U

Article 55. The proposed article would make changes to Chapter 14 LAND USE ORDINANCE necessary to comply with L.D. 2003, "An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions" (the Act) enacted in 2022. Certain provisions of the Act affecting municipal zoning and land use ordinances become effective on July 1, 2023. The proposed article would amend Chapter 14 as follows:

Article 2: DEFINITIONS

- The article amends the current definition of "Accessory Dwelling Unit" to be consistent with the State's draft regulations on implementation of the Act.
- The article amends the definition of "Dwelling."
- The article deletes the definition of "Handicapped family unit" which provides an exception to the current definition of accessory dwelling unit which is not necessary under the Act.

Article 3: ZONING DISTRICT STANDARDS

In section 3.2 IR-1 ISLAND RESIDENTIAL ZONE the following changes are made:

- The permitted use of a "one single-family dwelling per lot" is changed to "residential dwellings."
- "Handicapped family unit" is removed from the list of conditional uses.
- "Additional" is added to "Accessory Dwelling Units" to clarify that a second accessory dwelling unit on a lot would require a conditional use permit by the Planning Board.

- The requirement for Off-street parking is specified as applying only to the lot's principal structure.

In section 3.3 IR-2 Island residential zone the following changes are made:

- The permitted use of a "one single-family dwelling per lot" is changed to "residential dwellings."
- "Handicapped family unit" is removed from the list of conditional uses.
- "Additional" is added to "Accessory Dwelling Units" to clarify that a second accessory dwelling unit on a lot would require a conditional use permit by the Planning Board.
- The requirement for Off-street parking is specified as applying only to the lot's principal structure.

In section 3.9 I-B ISLAND BUSINESS ZONE the following changes are made:

- The permitted use of a "one single-family dwelling per lot" is changed to "residential dwellings."
- "Handicapped family unit" is removed from the list of conditional uses.
- "Additional" is added to "Accessory Dwelling Units" to clarify that a second accessory dwelling unit on a lot would require a conditional use permit by the Planning Board.
- The requirement for Off-street parking is specified as applying only to the lot's principal structure.

Article 7: TOWNWIDE PERFORMANCE STANDARDS

All of the language in section 7.23 Accessory Dwelling Units is deleted and replaced with new standards.

- At least one accessory dwelling unit must be allowed on any lot where a single-family dwelling unit is the principal structure in any zoning district in which residential housing is permitted consistent with applicable zoning district dimensional requirements. The accessory dwelling unit may be constructed within the existing single-family dwelling unit; attached to or sharing a wall with the single-family dwelling unit; or detached from the single-family dwelling unit.
- An accessory dwelling unit must have at least one hundred ninety (190) square feet of floor area. Floor area measurements for accessory dwelling units within an existing single-family dwelling unit shall not include unfinished attic, basement or cellar areas, and shall not include shared hallways or other common areas. The setback and dimensional requirements for an accessory structure shall apply for detached accessory dwelling units. An accessory dwelling unit may not be subject to any additional parking requirements beyond the parking requirements of the single-family dwelling unit.
- The owner of a single-family dwelling unit must provide written verification that the accessory dwelling unit is connected to adequate water and wastewater services before the structure may be certified for occupancy. Access to an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use. Plans for subsurface wastewater disposal must be prepared by a licensed site licensed Site Evaluator (SE), not at public expense, certifying that any existing subsurface wastewater disposal system (SSWD) proposed to be used, or a new system to be built, meets or will meet the current state standards for the total number of bedrooms being proposed for the lot. A full copy of the results shall be included in the building permit.

- A second Accessory Dwelling Unit may be allowed on a lot with a single-family dwelling unit and an Accessory Dwelling Unit provided that one of the two Accessory Dwelling Units is detached from the single-family dwelling unit.

Vote: Fails U save 1

Article 56. Shall an ordinance entitled “**Chapter 14 LAND USE ORDINANCE**” be amended by adding the underlined language and deleting the language in strikeover type as shown below.

1. **Article 2: DEFINITIONS**

Accessory Dwelling Unit- ~~(Amended May 9, 2009) An efficiency or one (1) bedroom residential unit that is clearly secondary to the owner-occupied residence used for purposes of housing not more than two (2) people, one or both of which must be related by blood, marriage or adoption to the primary residents, and which provides a separate living area designed and equipped with separate and complete housekeeping facilities (living area including kitchen, bath, and one (1) bedroom)~~ means a self-contained residential dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land. An accessory dwelling unit must be a minimum of 190 square feet.

Dwelling, Residential - ~~(Amended May 5, 2001) A building or portion thereof used exclusively for residential occupancy that is designed to be and is substantially separate from any other building or buildings except accessory buildings, including: single-family, two-family and multifamily units, but not including hotels, motels, lodging houses, or sheltered care group homes or tourist homes.~~

Handicapped family unit- ~~A dwelling which provides living facilities for handicapped persons. A handicapped family unit may also provide counseling and support services. Staff members may also be included in the population.~~

2. **Article 3: ZONING DISTRICT STANDARDS**

3.2 IR-1 ISLAND RESIDENTIAL ZONE

B. Permitted uses: The following uses are permitted in the IR-1 island residential zone:

3. **(Amended May 9, 2015)**

(1) ~~One single-family dwelling per lot~~ residential dwellings.

C. Conditional Uses: The following uses are permitted only upon the issuance of a conditional use permit by the Planning Board, subject to the provisions of Article 14 (Planning Board) of this chapter and any special provisions, standards or requirements specified below: **(Amended May 11, 2019)**

2. Other:

a. - f

g. ~~Handicapped family unit, as defined in Article 2 (Definitions) for handicapped persons, plus staff.~~

h. ~~g.~~ Lodging houses, with more than two (2) but not more than nine (9) lodging rooms.

- i. h. Wireless Communication Facilities that comply with standards herein.
- j. i. Limited Bed and Breakfast Restaurants that comply with standards herein.
- k. j. Additional Accessory Dwelling Units. (**Adopted May 12, 2007**)
- l. k. Agriculture. (**Adopted May 14, 2016**)
- m. l. Aquaculture. (**Adopted May 14, 2016**)
- n. m. Material Storage Area. (**Adopted May 14, 2016**)
- o. n. Medical Clinic. (**Adopted May 13, 2017**)

F. Other requirements. Other requirements include the following:

- (1) Off-street parking shall be required for the principal structure.

4. **3.3 IR-2 ISLAND RESIDENTIAL ZONE**

B. Permitted use. The following uses are permitted in the IR-2 island residential zone: (Amended May 9, 2015)

- (1) ~~One single-family dwelling per lot, excluding mobile home-manufactured housing units~~ residential dwellings.

C. Conditional uses. The following uses are permitted only upon the issuance of a conditional use permit by the Planning Board, subject to the provisions of Article 14 (Planning Board) of this chapter and any special provisions, standards or requirements specified below:

5. (**Amended May 14, 2019**)

(2) Other:

- a. - f.
- ~~g. Handicapped family unit, as defined in Article 2, for handicapped persons plus staff.~~
- ~~h. g.~~ Lodging houses, with more than two (2) but not more than nine (9) lodging rooms.
- ~~i. h.~~ Additional Accessory Dwelling Units. (**Adopted May 12, 2007**)
- ~~j. i.~~ Agriculture (**Adopted May 14, 2016**)
- ~~k. j.~~ Aquaculture (**Adopted May 14, 2016**)
- ~~l. k.~~ Material Storage (**Adopted May 14, 2016**)

F. Other requirements. Other requirements include the following:

- (1) Off-street parking: Off-street parking shall be required for the principal structure.

6. **3.9 I-B ISLAND BUSINESS ZONE**

B. Permitted uses. The following uses are permitted in the I-B island business zone: (**Amended May 5, 2001**)

- (1) ~~One Single-family dwelling per lot, excluding mobile home-manufactured housing units~~ residential dwellings.

C. Conditional uses. The following uses are permitted only upon the issuance of a conditional use permit, subject to the provisions of Article 14 (Planning Board) of this Chapter and any special

provisions, standards or requirements specified below: **(Amended May 11, 2019)**

(1) - (8)

~~(9) Handicapped family unit, as defined in Article 2 (Definitions), for handicapped persons plus staff;~~

~~(10)(9) Buried and underwater electric and telephone transmission cables (entering the Town of Long Island from the ocean only);~~

~~(11)(10) Additional Accessory Dwelling Units; (Adopted May 12, 2007)~~

~~(12)(11) Multi-Family Dwellings; (Adopted May 12, 2007)~~

~~(13)(12) Raising of domesticated animals, excluding swine and reptiles, with no animals kept on less than 3 acres or closer than one hundred (100) feet to any street or lot line, and provided that such use will not create any odor, noise, health or safety hazards, or any other nuisance to neighboring properties. Except domesticated fowl as regulated in Ch. 5 Animals and Fowl – Article III Keeping of Domesticated Fowl. This ordinance, to include all of the above text, does not apply to cats and dogs. (Adopted May 14, 2011)~~

~~(14)(13) Agriculture (Adopted May 9, 2015)~~

~~(15)(14) Aquaculture (Adopted May 9, 2015)~~

~~(16)(15) Material Storage Area (Adopted May 14, 2016)~~

7. **Article 7: TOWNWIDE PERFORMANCE STANDARDS**

Section 7.23 Accessory Dwelling Units. **(Adopted May 12, 2007)**

~~A. The purpose of these provisions authorizing Accessory Dwelling Units is to provide enhanced opportunities to accommodate housing for family/relative members while protecting the single-family character of existing residential neighborhoods.~~

~~B. Any proposed Accessory Dwelling Unit must meet the following standards:~~

- ~~1. Accessory Dwelling Units shall be primarily accessed through the existing living area of the primary structure and all other entrances to the Accessory Dwelling Unit as may be required shall appear subordinate to the main entrance serving the existing dwelling.~~
- ~~2. All additions or reconfigurations related to an Accessory Dwelling Unit shall be designed to be subordinate in scale and mass to the design and massing of the main structure and shall be compatible with the architectural style and quality of the main structure.~~
- ~~3. Accessory Dwelling Units shall have at least five hundred (500) square feet of floor area and shall not exceed fifty (50%) percent of the floor area of the main dwelling unit. Floor area measurements for these purposes shall not include unfinished attic, basement or cellar areas, and shall not include shared hallways or other common areas.~~
- ~~4. A Single Family Dwelling containing an Accessory Dwelling Unit shall be served by a single electrical service.~~
- ~~5. Only one (1) Accessory Dwelling Unit is permitted per lot and must be incorporated into the existing dwelling.~~
- ~~6. Accessory Dwelling Units shall not be permitted for any nonconforming structure or use, where the nonconformity is due to the use of the premises. Accessory Dwelling Units may be permitted in nonconforming structures that are nonconforming due to dimensional requirements as long as the proposed Accessory Dwelling Unit and structure conform to the other requirements for Accessory Dwelling Units under this Section.~~
- ~~7. **(Amended May 9, 2009)** (Amended May 11, 2019) Prior to permitting an Accessory Dwelling Unit in either an existing structure or a new structure, the Board of Appeals shall require the applicant to hire a licensed Site Evaluator (SE), not at public expense, to certify that any existing~~

~~subsurface wastewater disposal system (SSWD) proposed to be used, or a new system to be built, meets or will meet the current standards of the Maine State Plumbing Code Subsurface Wastewater Disposal Rules for the number of bedrooms being proposed for the structure. A full copy of the results shall be included in the Conditional Use Permit Application and submitted to the Planning Board~~

1. At least one accessory dwelling unit shall be allowed on any lot where a single-family dwelling unit is the principal structure in any zoning district in which residential housing is permitted. consistent with applicable zoning district dimensional requirements. The accessory dwelling unit may be constructed:
 - A. Within the existing single-family dwelling unit on the lot;
 - B. Attached to or sharing a wall with the single-family dwelling unit; or
 - C. Detached from the single-family dwelling unit. The setback and dimensional requirements for an accessory structure shall apply for detached Accessory Dwelling Units
2. A second Accessory Dwelling Unit may be allowed on a lot with a single-family dwelling unit and an Accessory Dwelling Unit provided that one of the two Accessory Dwelling Units must be detached from the single-family dwelling unit.
3. Accessory Dwelling Units shall have at least one hundred ninety (190) square feet of floor area. Floor area measurements for Accessory Dwelling Units within an existing single-family dwelling unit shall not include unfinished attic, basement or cellar areas, and shall not include shared hallways or other common areas.
4. The owner of a single-family dwelling unit must provide written verification that the Accessory Dwelling Unit is connected to adequate water and wastewater services before the structure may be certified for occupancy. Written verification must include:
 - a. Plans for subsurface wastewater disposal prepared by a licensed site licensed Site Evaluator (SE), not at public expense, certifying that any existing subsurface wastewater disposal system (SSWD) proposed to be used, or a new system to be built, meets or will meet the current standards of the Maine State Plumbing Code Subsurface Wastewater Disposal Rules for the total number of bedrooms being proposed for the lot. A full copy of the results shall be included in the building permit.
 - b. Proof of access to potable water. Any tests of an existing well or proposed well must indicate that the water supply is potable and acceptable for domestic use. A full copy of the results shall be included in the building permit.
5. An accessory dwelling unit may not be subject to any additional parking requirements beyond the

parking requirements of the single-family dwelling unit on the lot where the accessory dwelling unit is located.

Vote: Fails U save 1

Article 57. To elect by written ballot a School Committee member to serve on the School Board, for a term of three years, effective from 7/1/2023 to 06/30/2026.

Paul Thornton nominated by Steve Train, Paul declined
Ronald Pedro nominated by Leah Doughty, Ron accepted

Vote: Ronald Pedro 12-0

Article 58. To elect by written ballot a Selectman to serve on the Board of Selectmen (those elected shall also serve as the assessors and overseers of the poor), for a term of three years, effective from 7/1/2023 to 06/30/2026.

John Burke nominated by Penny Murley, John accepted
Bradley Brown nominated by Ralph Sweet, Bradley accepted

Vote: John Burke 59, Bradley Brown 24

Motion to adjourn by Rennie Donovan, 2nd by Peter LaMontagne, meeting adjourned at 10:31am