TOWN OF LONG ISLAND PLANNING BOARD
PO Box 263
Long Island, Maine 04050
207−766−5820

Planning Board Meeting Minutes
January 16, 2008

Present: Nancy Berges, Emily Jacobs, David Johnson, Tom Johnson, Curt Murley and Ruth Peterson
Absent: Brad Brown

1. Meeting Convened:

Meeting was called to order at 7:15 PM by Chairperson Jacobs with six (6) members present. Quorum met. The Chair began the meeting by reminding board members present that we are bound by the provisions of the town's land use ordinance in the consideration of any matters before us and that we must treat all applicants fairly.

2. Minutes of Previous Meeting :

The minutes of the January 8, 2008 meeting were read and after suggesting the correction of an error in the name of our town attorney's law firm it was moved by Nancy Berges and seconded by Ruth Peterson that the minutes be accepted. The motion carried unanimously.

3. Public Hearing: None

4. Correspondence:

A letter was received from the chairman of the Town of Long Island Appeals Board regarding the Wary Spar Project site plan review and subdivision applications. A copy of this letter is attached to these minutes.

5. Report of the CEO: None

6**. Committee Reports:** None

7. Old Business:

Review Wary Spar Site Plan/Subdivision Review Application

Before beginning the review of the completeness of the Wary Spar Project site plan review and subdivision applications Curt Murley suggested that a useful way to do this would be to list the land use ordinance criteria, performance standards and requirements that apply to the project and for each one determine if the applicant has provided enough information for the board to making a finding as to whether or not it has been satisfied. While it was agreed that this would be useful the board felt that the place to start the process should be with the submission requirements listed in the land use ordinance, starting with the site plan review. The board agreed that it would consider each submission requirement and come to an agreement as to whether it had been met or not. In cases where it felt the requirement had not been met an explanation of what is required would be given.

Site Plan Review Application

Article 10 Section 4 Submission Requirements

A. OK
B. OK
1. The applicant's signature must be shown on the site plan drawing.
2. OK
3. OK
4. OK
5. OK
6. OK
7. OK − N/A
8. The location of the driveway to access the off−street parking must be shown on the site plan drawing.
9. OK
10. OK
11. OK − N/A It was generally agreed that since the applicant was not doing any grading on the site that would disturb the existing drainage pattern that a contour drawing of the site would not be required.
12. OK
13. OK
14. OK
15. OK

C. While the board agreed that a formal storm−water drainage assessment and plan was not required, for the reason previously stated in B.11 above, it did however need information about gutters on the proposed structure. The feeling being if that gutters were to be placed where they now do not exist that the existing storm−water drainage pattern on the site could be affected.
D. OK − Generally N/A since existing overboard discharge system will be used.
E. OK
F. OK
G. The board needs a draft of the proposed owner deed covenant or lease agreement that states that owners or lessees will only be allowed to park golf carts overnight on the property or on the public streets adjacent to the property.
H. OK − N/A
I. Since the lot in question lies in a Special Flood Hazard Area a Flood Hazard Development Permit is required.
J. Items that were waived or modified are listed above as N/A with a comment if required.

At this point the board decided to proceed with a consideration of the site plan review criteria, performance standards and requirements that are applicable to this project. As with the submission requirements the board agreed that it would consider each criteria, performance standard and requirement and come to an agreement as to whether the applicant had provided enough information in the application for the board to make a finding as to whether or not it could be satisfied. Note that the board is not making a finding on any item but merely that it feels it has enough information to make a finding. If the board feels additional information is required it will be so noted for each item.

Article 10 Section 5 Criteria and Standards

A. OK
B. OK
C. OK
D. OK
E. OK
F. OK
G. OK

H. OK
I. OK
J. OK
K. OK
L. OK
M. OK
N. OK
O. See appropriate sections below.

Article 3 Zoning District Standards Section 9 Island Business Zone

B. N/A
C. OK
E. At this point the board got sidetracked into a discussion of the applicability of this item and the implication of item 1.B of Article 6 Non−conforming Structures, Uses and Lots which clearly prohibits a multi−family dwelling on a non−conforming lot in the IB zone. The issue being that the board is planning to ask the town to strike this item from the land use ordinance at the next town meeting.

The hour being late it was decided to continue the meeting at 4:00 PM at the town office on Friday January 18, 2008. This portion of the meeting concluded at 9:30 PM.

The meeting resumed at 4:04 PM on January 18, 2008. Members present were Nancy Berges, Emily Jacobs, David Johnson, Curt Murley and Ruth Peterson. Members absent were Brad Brown and Tom Johnson. Quorum met.

Emily Jacobs reported on a conversation she had with the town attorney Rob Crawford regarding this issue. The board then discussed how we should proceed in light of article 6.1.B. Curt Murley suggested that we consider tabling the application until after town meeting since at that point we will know the fate of article 6.1.B. A majority of the members present indicated that they did not support this action although a motion to table was not made and a vote was not taken. After further discussion it was agreed that we would move forward with the site plan review and subdivision application reviews at our next meeting and proceed with the process.

8. New Business: None

9. Other: None

10. Adjournment:

The meeting adjourned at 4:45 PM. The next meeting was set for 7:15 PM at the Town Office on Tuesday January 29, 2008.

Submitted by:

Curtis Murley
Secretary, Town of Long Island Planning Board

Cc: Town Clerk
Board of Selectmen