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

Planning Board Meeting Minutes
February 12, 2008

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

1. Meeting Convened:

Meeting was called to order at 7:15 PM by Chairperson Jacobs with six (6) members present. Quorum met.

2. Minutes of Previous Meeting :

After noting a minor correction to the minutes Nancy Berges moved that they be accepted. The motion was seconded by Ruth Peterson and unanimously approved.

3. Public Hearing: None

4. Correspondence: None

5. Report of the CEO: None

6**. Committee Reports:** None

7. Old Business:

Review Wary Spar Site Plan/Subdivision Review Application

In response to the question regarding the order in which the Wary Spar Project Site Plan and Subdivision applications should be processed by the Appeals and Planning Boards raised at the January 29, 2008 meeting, the Planning Board, being in possession of legal advice from the town's attorney, entertained the following motion by Emily Jacobs: That the Board continue with the review and consideration of the Wary Spar Project Site Plan and Subdivision application. The motion was seconded by Tom Johnson and unanimously approved without discussion.

Chairperson Jacobs explained to our guests that the Board was currently reviewing the Wary Spar Project application for completeness, commencing where we left off at the previous meeting using the document title "Wary Spar Project Site Plan and Subdivision Review Applicable Criteria, Performance Standards and Requirements" (see attachment #3 to the January 29, 2008 minutes).

Article 11 Subdivisions
F. Plat Requirements
(1) Information on subdivision plat (site plan drawing)
a−h: OK
i : Applicant must provide information regarding the flood hazard area in which the lot is located.
j−q: OK

r: We need the name and address of the professional engineer that will be employed for this project.
s−w: OK
x items 1−2 and 4−12: OK
x item 3: We need evidence of the applicant's financial ability to carry out the proposed development.
(2) Recording Plat.
Applicant is reminded that a recording plat that is acceptable to the Registry of Deeds will be required before any approval is given for this project.

G. General Requirements
(1) Review Criteria
a: We need copies of the most recent certificates of analysis of drinking water and waste water discharge.
b: We need information that indicates that the wells on the site can provide sufficient water for the proposed use.
c: We need a report by a certified engineer that the proposed water use of the subdivision will not adversely effect abutters' water supplies.
d−o: OK
(2) Burden of Proof
The applicant is reminded that the burden of proof that the project meets all the above criteria rests on him.
(3) Conformity with Code: OK

H. Technical and Design Standards: OK
I. Required Improvements: OK
J. Performance and Defect Guarantees: OK
O. Modifications: OK
P. Conditions: OK

The two hour meeting limit having been reached the Board agreed to postpone review of the completeness of the Wary Spar Project application with respect to Flood Plain Standards until the next meeting.

8. New Business:

a. Article 4 Shoreland Zoning: M Lot Standards 2.i. DEP amended suggestion.
b. Article 5 General Provisions 5.6. Correct Mean High Tide Mark to Maximum Spring Tide Level.
c. Consider a "Conflict With Other Provision" statement under Article 8: Administration.

The Board agreed to table these items until the next meeting.

9. Other: None

10. Adjournment:

The meeting adjourned at 9:15 PM. The next meeting was set for 7:15 PM at the Small Meeting Room in the Library on Tuesday February 19, 2008.

Submitted by:

Curtis Murley
Secretary, Town of Long Island Planning Board

Cc: Town Clerk
Board of Selectmen