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

Planning Board Meeting Minutes
March 11, 2008

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

1. Meeting Convened:

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

2. Minutes of Previous Meeting :

It was moved by Brad Brown and seconded by Tom Johnson that the minutes of the February 19, 2008 meeting be accepted with corrections. The motion was unanimously approved.

3. Public Hearing: None

4. Correspondence: None

5. Report of the CEO: None

6. Committee Reports: None

7. Old Business:

Wary Spar Site Plan/Subdivision Applications Review

The Chairperson distributed copies of the list of missing requirements the secretary prepared (see attachment #1) that was forwarded to the town attorney, Rob Crawford, for his use in preparing a draft of the letter that the board will send to Mr. Wary requesting the missing material. She also distributed copies of the cover letter and the draft letter Mr. Crawford has prepared (see attachment #2) in response to our request.

The board agreed that the missing material we require from Mr. Wary will be due by May 24, 2008.

Mr. Crawford's letter suggested additional requirements that we did not request. After a brief discussion Ruth Peterson made a motion that the additional requirements suggested by Mr. Crawford be incorporated into the letter. The motion was seconded by Nancy Berges and was unanimously approved without further discussion.

The Chairperson will ask Mr. Crawford to prepare a new draft and return it to the board for approval before sending it to Mr. Wary.

8. New Business:

a. Time Limit for Construction

The board discussed the possibility of proposing ordinance changes that would insure that construction projects are completed in a timely fashion. No proposals or sample ordinances were presented. Emily Jacobs said that Portland conducts inspections to insure that progress is being made and she will get more information about this process. She will also speak with the Jim Nagle, the town CEO, to see if he has any suggestions.

John Norton noted that there are sometimes circumstances beyond the owner's control that stop work on a project. He went on to say that the board should be very careful in setting time limits for a project's completion.

David Johnson expressed concern that putting a time limit on a construction project might adversely impact people with limited resources who are doing the construction themselves as time and finances permit.

This item was tabled for further discussion.

b. Subdivision Application Form

The Chair distributed copies of Arundel's subdivision application form. After a short discussion the board agreed that we need a subdivision application form and that we should work on producing one at a future meeting.

This item was tabled until the next meeting.

c. Subdivision Pre−Application Form

The Chair distributed copies of Arundel's subdivision pre−application form. After a short discussion the board decided that we do not need a subdivision pre−application form.

d. Proposed amendment to Land Use Ordinance to permit small wind energy systems

The board generally agreed that it would be a good idea to encourage the use of small wind energy systems on the island. It was suggested that our current ordinances might not currently prohibit residential wind energy systems provided they do not exceed the 35 foot hight limit. After a short discussion of what Cape Elizabeth is doing with small wind energy systems it was agreed that this topic needs further study and was tabled until the next meeting.

9. Other:

The Chair reported that the ordinance changes we will be proposing at this year's town meeting have been submitted to the town clerk. She also noted that there will be a public hearing on April 5, 2008 at which the proposed ordinance changes will be presented for public comment.

10. Adjournment:

On a motion by Nancy Berges that was seconded by David Johnson the meeting adjourned at 8:55 PM.

Submitted by:

Curtis Murley
Secretary, Town of Long Island Planning Board

Cc: Town Clerk
Board of Selectmen