Town of Long Island

P. O. Box 263 Long Island, Maine 04050 207-766-5820

April 2, 2008

~~Faxed to: 305-664-5229~~
First Class Mail
Certified/RRR

John Wary
130 Bayview Isle
Islamorada FL 33036

Dear Mr. Wary:

The Long Island Planning Board has received and completed a preliminary review of your applications for renovation and conversion of a portion of the Spar premises to a multi-family condominium under Site Plan and Subdivision Review. The review to date has been primarily for purposes of making a determination on the completeness of the applications as required under Articles 10 and 11 of Chapter 14, the Town's Land Use Ordinance.

The Planning Board has determined that your applications as submitted are not complete and that additional documentation and submissions are required so that the Board can make a determination of whether the proposed development meets the criteria under Site Plan and Subdivision standards.

Article 10, Section 10.3 D.7 directs that applications that do not meet the required submission standards under the Article will not be scheduled for hearing or review. The Board has been reviewing and discussing your proposed project, the submissions and your application with you over the last several months. Even so, at this time the Planning Board still does not have before it an application with specific details and supported by the required submissions from which it can make informed and precise determinations of whether the proposed project satisfies the review criteria under the Site Plan Review process and other ordinance criteria.

Below, please find a list of the specific deficiencies in the application. The planning Board requests that you supplement the application with the required submissions within sixty (60) days of this letter. The submission requirements (Art. 10, sec. 10.4(A)) direct that eight (8) copies of all documents are submitted. If the submissions are not timely received and complete under this schedule, the Board may undertake action on the application, the likely result of which will be to deny it due to failure of the application

The materials and submissions listed below are cataloged with references to the relevant provisions in the Land Use Ordinance.

Site Plan, Article 10, Section 10.4, Submission Requirements

B. The site plan drawing must be to scale and sufficiently detailed to allow meaningful review of the items listed under Section 10.5. The scale and accuracy of the plan must be such that the Planning Board and CEO can accurately determine the exact location of the existing and proposed structures and improvements, the location of the mean high water mark, the precise location of the Flood Hazard and Shoreland Zones, the lot area, the slope and contours of the site at present and after the proposed completion of the project, the location of property lines, location of existing adjacent roadways and public right of ways, easements, etc. The purpose of the plan is to allow the Planning Board and the Town to be able to refer to the plan to complete the reviews required and in the future to rely on it for consideration of additional siting matters and for compliance purposes. The plan should be prepared by a qualified person and certified by either an engineer or surveyor to attest to the accuracy of the distances, locations and dimensions of the existing conditions and of the proposed improvements and changes.

B. 1. The applicant's signature is to be included on the submissions and site plan drawing.

B. 8. In addition to the above, the Board requires depiction and the precise location and elevations on a plan of the proposed driveway accessing the proposed off-street parking, walkways and the other on site improvements on the site plan drawing. As part of these submissions and plans providing details for the proposed building, the Board would like to see the details for proposed exterior lighting so it will be able to determine if the project will be incompliance with Section 10.5(l), governing lighting. The Board would also like to see details on the proposed means of emergency egress for each proposed unit including stair access locations to the parking area.

C. The Board is in agreement that a formal storm-water drainage study and engineering plan is not needed for this site or project because the improvements to the existing structure will be will be within the limits of the existing foundation and the other improvements proposed will impact a relatively small area of the site. However, the Board will need detailed information about the proposed roof drains and gutters that are to be installed on the structure so that the Board may properly assess potential impacts of the development on the existing storm-water drainage patterns on site and in the vicinity, and ensure that stormwater discharges do not improperly impact adjacent properties or the public streets.

G. The Board requires draft copies of the covenants or terms of the lease agreements for the property that you will use to restrict owners or lessees from storing or parking vehicles, other than golf carts (or similar small vehicles such as motor bikes), on the

property or on the public streets immediately adjacent to the property.

I. The lot in question lies in a Special Flood Hazard Area and therefore requires a Flood Hazard Development Permit as part of the approvals required.

Article 3 Zoning District Standards, Section 9 Island Business Zone

F. Again, the Board requires detailed plans (see above) for the proposed drive accessing and the off-street parking that will be provided for the unit owners or renters under the proposed deck. The plan should provide details regarding the access drive, the layout and dimension and number of spaces provided.

Article 6 Non-conforming Structure, Uses and Lots, Section 2 Non-conforming Structures

C. The Board has yet to determine if this Section applies. If the Board makes such a determination and finds the section applicable then the Applicant will be required to provide sufficient information regarding the zoning requirements in effect for new construction on the subject property lot as of June 5, 1957 so the Board can make the finding required under of 6.2.C(1).

Article 11 Subdivisions

F. Plat Requirements

(1) The Plat should conform to all of the criteria in Section F. (If the Applicant prefers, this information may also be incorporated into the site plan drawing which fulfills the recording plat requirements) The plat must be prepared by a surveyor or other qualified person with a stamp certifying the same.

(i). The applicant must provide information on the plat plan depicting the flood hazard zones and area for the lot

(x)(3). The Board requires the Applicant to provide evidence of the Applicant's financial capability to complete the proposed development.

(2) Recording Plat.
The applicant is reminded that a recording plat which is acceptable in form to the Cumberland County Registry of Deeds for recording and to the Board will be required for formal approval. The recording plat must also include on it the Board's conditions of approval.

G. General Requirements

(1) Review Criteria
a: The Board requires copies of recent (current or within the last six months) certificates of analysis of the drinking water proposed to serve the development and the most current communications and certifications confirming the adequacy and proper operation of the overboard waste water discharge system.
b: The Board requires certification from a qualified technician that the domestic well or wells on the site will provide sufficient water for the proposed uses.
c: The Board requires certification from a qualified technician that confirms that the proposed water use of the subdivision will not adversely affect the abutters' water supplies.

(2) Burden of Proof
The Applicant is reminded that he has the burden of proof that the project meets all the subdivision criteria.

Thank you for your attention to these points.

Emily C Jacobs
Chair

Cc: Town of Long Island Selectmen
Board of Appeals
File