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

Planning Board Meeting Minutes
May 13, 2008

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

1. Meeting Convened:

Meeting was called to order at 7:14 PM by Chairperson Jacobs with six (6) members present. Quorum met.

2. Minutes of Previous Meetings :

It was moved by Ruth Peterson and seconded by Nancy Berges that the minutes of the April 8, 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

a) Code of Ethics

It was agreed that we will review the Biddeford Planning Board Code of Ethics with the view that we will revise its contents as necessary to create a document that will be part of the planning board information package that is provided to new and prospective planning board members.

b) Subdivision Application Form

The board agreed that the Arundel subdivision application form was the closest to what we need. A number of revisions of this form were proposed. The secretary will prepare a draft copy for a subdivision application based on the Arundel form for the next meeting. He will also revise our existing site plan review application to incorporate some of the revisions suggested to the Arundel document and present that also.

c) Wind Energy Ordinances

Emily Jacobs handed out copies of a letter from the Cape Elizabeth Ordinance Committee to the Cape Elizabeth Town Council and a letter from Saco City Planner Bob Hamblen to the Saco Planning Board regarding small wind energy systems. Brad Brown distributed copies of his proposal for a small wind energy system zoning ordinance for the Town of Long Island. It

was agreed that we would review these documents and discuss them at our next meeting.

8. New Business

a) Long Island Annual Town Meeting

The refusal of the town to adopt the proposed changes, town meeting warrant article 58, regarding lot standards in the shoreland zone, Land Use Ordinance Article 4.17 Section M, means that we must ask the DEP Commissioner to allow us to continue to use our current standard. Since our current standards are less stringent than the requirements of the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances dated May 1, 2006, we must justify our request to continue to use them.

Chairperson Jacobs will ask the selectmen to write a letter to the DEP Commissioner advising him the town will be submitting a request to approve our existing ordinance within the next few weeks. She will also contact our town attorney ask for advice as to how we should proceed with this matter.

John Wary distributed copies Maine Revised Statutes Title 30−A Section 4312 and suggested that it contained language we could use in our letter to the DEP. He also suggested that we contact other towns to see how they have dealt with this issue.

b & c) Low Impact Development Conference

Nancy Berges, Emily Jacobs and Ruth Peterson attended a Low Impact Development Conference held in Hallowell on May 1, 2008. Emily described Low Impact Development as a way to manage storm water that emphasizes conservation and use of existing natural site features. She went on to say that the Planning Board might want to consider incorporating Low Impact Development principles into our land use ordinances at some point in the future. Maine NEMO (Non−point Education for Municipal Officers) and the Maine Department of Environmental Protection are a couple of resources for information regarding Low Impact Development.

9. Other

John Wary handed out copies of his response to our request for more information regarding the Spar Project site plan review and subdivision applications and briefly summarized a number of points contained therein. We agreed to schedule a workshop at 7:00 PM on June 3, 2008 at which time he will be given an opportunity to present his response in more detail. A copy of the document Mr. Wary submitted is attached to these minutes.

10. Adjournment:

On a motion by Ruth Peterson that was seconded by Nancy Berges the meeting adjourned at 8:50 PM.

The next regular meeting of the Planning Board was scheduled for Tuesday June 10, 2008 at 7:00 PM in the Town Office.

Submitted by:

Curtis Murley
Secretary, Town of Long Island Planning Board

Cc: Town Clerk
Board of Selectmen