TOWN OF LONG ISLAND PLANNING BOARD
P.O. Box 263
Long Island, ME 04050
207-766-2746

Planning Board Special Meeting Minutes
August 26, 2008

Planning Board Members Present: Nancy Berges, Bradley Brown, Emily Jacobs, Tom Johnson, Curt Murley, Ruth Peterson
Absent: Joel Watters

Guests: Anne and John Wary

1. Meeting Convened:

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

2. Minutes of Public Hearing on Spar/Wary Project:

It was moved by Ruth Peterson and seconded by Emily Jacobs to accept the minutes of the July 29, 2008 public hearing on the Spar/Wary Project, with typos corrected. The motion was unanimously approved.

3. Business

A. Land Use Ordinance Applicable to Spar/Wary Project

Additional information has come to the attention of the Board regarding the application of the 2007 Land Use Ordinance to the Spar/Wary Project. The Board needs to decide whether to consider the project under the 2007 or 2008 Land Use Ordinance. Since the applications were submitted in 2007, logically the 2007 version would apply. Mr. Wary could then withdraw the applications and reapply under the 2008 version of the Land Use Ordinance. Chairperson Murley felt it is in no one's interest to consider the applications under the 2007 version.

Emily Jacobs made a motion to consider the Spar/Wary Project under the 2007 Land Use Ordinance. Tom Johnson seconded the motion, which was defeated with 5 (five) votes against and one vote in favor.

Emily Jacobs objected to a letter from Attorney Lowry dated August 8, 2008 (Attachment 1), which stated that the Board has been considering the Spar/Wary project under the 2008 Land Use Ordinance since May and conducted the public hearing under the same ordinance. She says this is incorrect.

Ruth Peterson made a motion to consider the Spar/Wary Project under the 2008 Land Use Ordinance. Brad Brown seconded the motion, which was passed with 5 (five) votes in favor and one against.

B. Procedure to be Used in Deciding the Spar/Wary Project

The decision rendered by the Board on this project must be justified. The Board must make a finding and conclusion on each applicable standard and criterion and can elect to impose conditions or not. Chairperson Murley suggested the Board refer to the checklist used to consider the completeness of the applications with regard to the applicable criteria, performance standards and requirements for site plan review and subdivision review (Attachment #2). The Board can reach a general consensus on each item and make a motion and vote on the controversial items. The Chair also requested the Board to review the above document in preparation for deciding the Spar/Wary project.

C Review of Spar/Wary Project Materials

A list of all documents pertaining to the Spar/Wary Project was circulated. (Attachment # 3) Chairperson Murley wanted to ensure that all Board members were in possession of all relevant documents prior to deliberation. The file at Town Hall is complete and the Town of Long Island web-site will be shortly.

10. Adjournment

Emily Jacobs made a motion to adjourn, seconded by Tom Johnson, unanimous in favor. The meeting was adjourned at 7:39 PM.

Respectfully submitted,

Nancy M. Berges
Secretary, Town of Long Island Planning Board

cc: Town Clerk
Board of Selectmen