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

Planning Board Meeting Minutes
December 11, 2007

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

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 :
The minutes of the November 27, 2007 meeting were read and accepted with a spelling correction on a motion by David Johnson that was seconded by Emily Jacobs. The motion passed unanimously.

3. Public Hearing: None

4. Correspondence: None

5. Report of the CEO: None

6**. Committee Reports:** None

7. Old Business:

a. Review Wary Spar Site Plan/Subdivision Review Application

Chairperson Jacobs has invited the Town CEO, Jim Nagle, to attend this meeting to speak to the Board regarding the requirements and procedures related to conducting a site plan and subdivision review. She announced that we would go over the site plan review requirements and procedures (article 10 of the Land Use Ordinance) tonight and will discuss the subdivision requirements and procedures (article 11 of the Land Use Ordinance) at our next meeting.

Emily suggested that we start with the Site Plan Review Submission Requirements, section 10.4, of the Land Use Ordinance.

Jim Nagle began by stating that the Board has the right to waive submission requirements provided it can justify doing so. However, all of the requirements must be considered and the Board must make a finding of fact for each one. Such

findings must be supported by the submitted application package or applicant testimony. He went on to say that he could not give the Board advice or direction as to how it should proceed with the site plan review.

Responding to a question about the site plan drawing requirement, Mr. Nagle noted that a site plan drawing is required, that it is a legal document, and that it must meet certain standards. An extended discussion ensued regarding the specific requirements of article 10 section 4 of the Land Use Ordinance and what was and was not shown on the drawing submitted by Mr. Wary with the application. Mr. Wary stated that although not all of the items specified in 10.4.B were noted on the drawing itself that they were addressed in the supporting documents he submitted with the drawing. He went on to say that if the Board required that certain items not currently shown on the plan be shown thereon that he would have the drawing redone to show them.

Emily Jacobs asked Mr. Nagle about the parking requirements mentioned in section 10.4.B.8. He responded that the Board will need to consider the Shoreland Zoning District Standards (Article 4 of the Land Use Ordinance) and that the Department of Environmental Protection may need to be involved in any decisions the Board may take in this area. Mr. Wary stated that it was his intention to restrict tenant/owner vehicle use to golf carts and that he intended to provide under-cover parking for the requisite number under an existing deck.

Brad Brown expressed his concern that the Board was going over issues that it had previously considered and was wasting its time by going into the details of the requirements of article 10 section 4 again.

Emily Jacobs asked about the requirement for a storm-water drainage assessment and plan (article 10 section 4.C). Mr. Nagle said that the Board has the to the power to either require or waive this requirement. Mr. Wary stated that since the roof and deck area of the existing structure would neither be increased nor decreased by the proposal and that no soil on the lot would be disturbed as a result of the construction that the existing storm-water drainage patterns on the site would not be affected and that he would ask the Board to waive this requirement.

The question as to whether the proposed structure would contain condominium units came up. Mr. Wary said that although at the present time he did not have plans to sell condominium units in the proposed structure that he would like to keep that option open for the future. He will be asking the Board to consider the structure subdivision as a condominium. He went on to say that he will have the existing site plan drawing revised so that it can be used as a subdivision plat.

There being no further questions regarding article 10, the Board thanked Mr. Nagle for his help and discussion of this agenda item ended.

8. New Business: None

9. Other: None

10. Adjournment:

A motion to adjourn was made by Ruth Peterson and seconded by David Johnson. On a unanimous vote the meeting adjourned at 9:27 PM.

Submitted by:

Curtis Murley
Secretary, Town of Long Island Planning Board

Cc: Town Clerk
Board of Selectmen