

Long Island 2008 Comprehensive Plan Appendix A - Plan Implementation Table

Time Frame 0 = not specified 1 = 0-3 years 2 = 4-6 years 3 = 7+ years

Topic	Page	Policy	Strategy & Party Responsible for Implementation	Priority	Time Frame
Future Land Use	23	While it is felt that our current zoning provides good safeguards for managing growth, it is the policy of the Town of Long Island to review, refine and focus our zoning ordinances to allow appropriate growth.	The Planning Board will be responsible for implementing the Future Land Use Plan. Each year it shall be required to report to the community the type and location of growth that has occurred in the preceding year. This report shall also be used to make recommendations regarding any changes that may need to be made to local ordinances and permitting processes to address growth related problems.	High	1
			The Selectmen will actively encourage the abandonment of paper streets to allow the merger of adjacent lots in common ownership.	Med	3
Future Land Use	23	It is the policy of the town of Long Island to vigorously enforce our codes and ordinances.	The Code Enforcement Officer (CEO) shall be supported in his or her efforts to vigorously enforce our codes and ordinances.	High	0
		It is the policy of the Town of Long Island to continue to protect critical resource areas from the impacts of development.	The Planning Board and CEO are responsible for protecting critical resource areas from the impacts of development.	High	0
Future Land Use	23	It is the policy of the Town of Long Island to carefully consider subsurface waste disposal issues related to both existing and future development.	The Planning Board shall develop an inventory of all sub-surface waste water systems and shall propose an ordinance that will insure the proper functioning of these systems.	Med	2
Future Land Use	23	It is the policy of the Town of Long Island to carefully monitor residential growth.	Periodically (at least every five years) the Planning Board will evaluate implementation of the Comprehensive Plan.	Med	2
Population	26	Inasmuch as the citizens of Long Island have expressed desire for minimum growth, it shall be the policy of the Town of Long Island to neither	The Planning Board will periodically review population levels and composition so that the Town can respond as necessary to either increasing or declining	High	1

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		actively discourage nor actively encourage population growth with the exception that the town shall attempt to provide services which make it possible and desirable for young families to locate and remain here and to sustain those who already live here.	<p>population trends.</p> <p>The town will continue its current commitment to the quality of our school and community services.</p> <p>The town's Year Round Housing Committee will continue its efforts to create year round affordable housing on Long Island.</p>	High	0
Economy	31	It shall be the policy of the Town of Long Island to support small-scale entrepreneurial efforts in the areas of town that are zoned for business and to nurture cottage industries.	The Selectmen and Planning Board will continue to be sensitive to and encourage opportunities for small-scale entrepreneurial businesses and cottage industries.	High	1
Economy	31	It shall be the policy of the Town of Long Island to support the lobster and fishing industries, which have traditionally been the backbones of the town's economy as well as being open to new marine related business.	The Selectmen and Planning Board will continue to support the lobster and fishing industries as well as any marine related activities which are seen as compatible with the values of our community and which do not put at risk our island and the surrounding marine environment.	Med	0
Economy	31	It shall be the policy of the Town of Long Island that all businesses conform to state and federal sewage and wastewater treatment standards and that the costs shall be borne by those businesses.	Our Code Enforcement Officer shall be given the support necessary to effectively monitor the environmental safety of present and future development.	High	0
Housing	35	It is the policy of the Town of Long Island to treat manufactured housing the same as stick built housing.	The Planning Board will insure that mobile home parks are treated the same as a stick built housing developments and may be located in the IB, IR1 or IR2 zones.	Med	0
		It is the policy of the Town of Long Island to take steps to make it possible and desirable for young families to locate and remain here.	The Year Round Housing Committee and the Planning Board will continue its work to provide affordable year round housing on Long Island.	High	1
		It is the policy of the Town of Long Island to seek to			

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		achieve at least 10% of all housing built or placed during the next decade be affordable.			
Transportation	40	It is the policy of the Town of Long Island that roads will be built so they won't require high maintenance, that their construction promotes a very slow vehicular speed and that their design takes into consideration the needs of pedestrians and bicyclers.	The Selectmen will consider future maintenance issues, the desirability of very slow vehicular speed, and will take into consideration the needs of pedestrians and bicyclers in making road construction decisions. They will also continue to participate in the Road Surface Management Program through the State of Maine.	Med	0
Transportation	40	It shall be the policy of the Town of Long Island to advocate for convenient passenger ferry service to Long Island from the Casco Bay Island Transit District.	The Selectmen or their designees will maintain effective communication with the Casco Bay Island Transit District relating to passenger and freight ferry service to Long Island.	Med	0
Transportation	40	It is the policy of the Town of Long Island to maintain a staging area for barges, a launching area for boats and wharf and dock space accessible at any tide, in any season and hopefully in any weather.	The Selectmen will insure that the Town of Long Island will maintain Boston Sand and Gravel as a staging area for barges, a launching area for boats, and Mariner's Wharf and dock space accessible at any tide, in any season and hopefully in any weather. The selectmen will also work with the City of Portland to maintain access to the East End Beach facility.	Med	0
Transportation	40	It is the policy of the Town of Long Island to encourage residents to take care of their long term parking needs by parking in a private parking facility or by leaving their vehicles on their own property.	The Selectmen will encourage all residents to take care of their long term parking needs in a nearby storage facility or by leaving their vehicles on their own property.	Med	0
Transportation	40	It shall be the policy of the Town of Long Island to advocate for convenient and affordable mainland parking.	The Selectmen will seek the support of the City of Portland and the State of Maine to insure the availability of affordable mainland parking.	Med	0
Recreation & Open Space	44	It is the policy of the town of Long Island to continue to provide, maintain and support the	The Town and its Selectmen will continue to support the Long Island Recreation Department in its efforts to	Med	0

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		development of any and all recreational opportunities and activities that are available to the island.	provide year round recreational activities to island residents including both youth programs and adult programs both on and off the island through the town budget and Capital Improvement funding and pursuing available grant monies. The Town and its Selectmen will support the maintenance of all town owned recreational areas.	Med	0
Marine Resources	49	It is the policy of the Town of Long Island to encourage and protect traditional fishing and lobstering activities.	The Planning Board will insure that traditional marine uses will continue to be recognized in the zoning ordinances of the Town of Long Island. The Selectmen will continue to pursue grants to restore and improve Ponce's Landing and will ask the town to appropriate the required matching funds. The town will continue to provide sufficient funding for and staffing of the harbormaster.	Med Med Med	0 0 0
Marine Resources	49	It is the policy of the Town of Long Island to cooperate with state, regional, and federal efforts to protect the quality of the waters surrounding Long Island.	The Code Enforcement Officer will be supported in the enforcement of town ordinances and regulations affecting marine water quality, especially including the shoreland zoning ordinances, consistent with Department of Marine Resources and Department of Environmental Protection regulations. The town will support the Bay Keeper in his efforts to educate owners of marine businesses and industries in the clean marina/boatyard programs. The Code Enforcement Officer will pursue opportunities for alternatives to legal overboard discharges as properties and uses change and will	Med Med High	0 0 0

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			<p>work for continued improvement of septic systems. Efforts to mitigate all types of other discharges both point and non-point, will be a top priority.</p> <p>The town may cooperate with the Casco Bay Estuary Plan and Partnership to protect Casco Bay and its watershed.</p>	Med	0
Ground Water	69-71	<p>It shall be the policy of the Town of Long Island to adopt the goals of the City of Portland Island Ground Water Management Study” (The Gerber Report) which are in line with both State and Federal policy with respect to ground water management.</p> <p>These goals are:</p> <p>PRESERVE QUANTITY - Preserve the recharge rate to the island aquifers to the extent practical such that ground water tables are not significantly lowered and saltwater intrusion does not occur to either existing or future well sites.</p> <p>PRESERVE QUALITY - Protect ground water quality so that it will meet the State of Maine Primary Drinking Water Standards. Where the quality is presently inferior to those Standards, the goal is to restore the ground water to a quality equal to or better than the Safe Drinking Water Standards.</p>	<p>PRESERVE QUANTITY - In order to minimize loss of recharge and augment the water supply, if possible, the Planning Board will review zoning densities and development impact review under site plan review and recommend changes so that no development shall be allowed to create a excessive ground water drawdown.</p>	Med	3
			<p>PRESERVE QUANTITY - Long Island will not exceed the safe yield of the aquifers. The recharge to the bedrock aquifer is limited - it will supply only enough water to support an average overall island density of about 1 dwelling unit per acre. The existing zoning system generally accomplishes this density balance except for the grandfathered lot size provisions, and densities for the island business zone. Therefore the Planning Board will consider adjusting these densities in light of a one-dwelling-per-acre goal</p>	Med	3
			<p>PRESERVE QUANTITY - The Selectmen, with professional consultants, will develop a long-term monitoring program that will continue to collect well data and will monitor long-term trends in ground water elevations. A monitoring program is essential to the success of any management program.</p>	High	2

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			<p>PRESERVE QUANTITY - the Selectmen will oversee education to island residents and island visitors concerning the need to conserve water, reduce demand, and preserve and enhance recharge. A pamphlet will be produced for wide distribution to the island property owners and will be included annually with a tax bill mailing.</p>	High	1
			<p>PRESERVE QUALITY - Long Island will prevent ground water degradation to the extent possible by setting appropriate zoning policy that will not result in ground water contamination, and by strictly controlling the impacts of developments through subdivision and site plan reviews. The Planning Board will review its ordinance "7.16 Septic System Inspection Required" and revise it as necessary to insure that whenever a dwelling or business changes ownership that if the building disposes of sewage through a subsurface system, that a Licensed Site Evaluator be retained to inspect the system, and if it is found to be malfunctioning, then the new owner will not be allowed to occupy the building until the system is upgraded according to the Plumbing Code. Eventually, existing substandard subsurface sewage disposal systems should be replaced with modern systems designed to conform to the Plumbing Code.</p>	High	1
			<p>PRESERVE QUALITY - The Planning Board will set zoning policy such that if the entire island is developed to its maximum permitted density, that ground water</p>	Med	3

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			<p>quality will still meet Safe Drinking Water Standards.</p> <p>PRESERVE QUALITY - The Planning Board will control the effects of developments so that no one developer uses all of the ground water's capability to treat and dilute contaminants.</p> <p>PRESERVE QUALITY - The Selectmen will control the storage and disposal of materials that can affect ground water quality by generally restricting them to bedrock aquifer "discharge areas" or by requiring extra precautions. The town will control non-point sources of contamination such as resource mining, petroleum storage tanks, road de-icing chemicals, agricultural practices, and abandoned wells. Currently road sand is kept under a tarp after it is mixed with salt. A recommendation is to build a frame type building to cover the salted sand pile.</p> <p>PRESERVE QUALITY - The Code Enforcement Officer will develop a remedial action plan for improving ground water quality where it is presently contaminated. We have documented that certain areas of Long Island have ground water tainted by subsurface sewage disposal systems. Some of the systems that are causing the problems may be antiquated and malfunctioning. The town Code Enforcement Officer will continue to enforce our new ordinances designed to address this situation, and it will continue to access any money available through the DEP to solve localized sewage disposal problems.</p>	<p>Med</p> <p>High</p> <p>High</p>	<p>0</p> <p>1</p> <p>0</p>

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			<p>PRESERVE QUALITY - The Selectmen will develop a long-term ground water quality monitoring plan. As with the "PRESERVE QUANTITY" monitoring objective, it will be important to monitor ground water quality trends over the long-term to measure progress on the plan.</p>	High	2
			<p>PRESERVE QUALITY - The Selectmen will develop a public water education plan. We envision that information on how the property owner can affect his ground water quality will be part of the suggested brochure we discussed under the "PRESERVE QUANTITY" goal.</p>	High	1
			<p>PRESERVE QUALITY - The Selectmen will update the 1986 Island Ground Water Management Study to review the following topics:</p> <p style="margin-left: 40px;">a. Update Long Island Fuel Terminal Data. In addition to the hydrogeologic study prepared by Gerber in 1986, there has been considerable work performed on the island to evaluate contamination at the Long Island Fuel Terminal. Defense infrastructure installed during World War II included 12 underground fuel storage tanks. Although the tanks have not been active for over 20 years, petroleum leakage occurred from residue in the tanks. Ground water monitoring over the past 20 years quantified the extent of contamination and aided in remediation efforts that are now complete. This data should be added to the groundwater information from the Gerber report.</p>	High	2

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			<p>b. Reevaluate Viral and Bacterial Contamination. Although nitrate-nitrogen from septic systems is still of concern as an impact to aquifers in high density areas, viral and bacterial contamination is becoming of equal concern and requires a slightly different approach to residential lot design. There are new developments in septic system denitrification and prevention of disease from pathogenic contamination transmitted through groundwater.</p> <p>c. Reevaluate Salt Water Intrusion. There have been improvements in the methodologies used to evaluate saltwater intrusion</p> <p>PRESERVE QUALITY - The Planning Board will review its Floodplain Management Ordinance and update it as necessary to be consistent with state and federal standards.</p> <p>PRESERVE QUALITY - The Planning Board will consider amending local land use ordinances as applicable to incorporate low impact development standards.</p>	<p>High</p> <p>Med</p>	<p>1</p> <p>2</p>
Critical Natural Resources	82-83	While we are proud that this town has beaches that are accessible to the public, because of the lack of facilities and our concern about the overuse of sensitive natural areas, it shall be the policy of the Town of Long Island not to advertise or promote excessive use of these resources.	The Town of Long Island will not advertise or promote excessive use of our public beaches.	Med	0

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Critical Natural Resources	82-83	The Town of Long Island will cooperate with the State of Maine to monitor and protect the state owned islands that lie within the territory of the Town of Long Island and Andrews Beach, which is owned by the State.	The Selectmen will cooperate with the State of Maine to monitor and protect the state owned islands that lie within the territory of the Town of Long Island and Andrews Beach, which is owned by the State.	Med	0
Critical Natural Resources	82-83	It is the policy of the Town of Long Island to control the numbers of beavers in the fresh water pond on Long Island. It is recognized that a limited number of beavers help control the vegetative growth of the pond so that it will continue to be a resource for recreation and a water source for the fire department, but when their numbers expand the beavers move to other regions of the drainage system and put the integrity of the oil/water separators at risk.	The Selectmen will take steps to control the numbers of beavers in the fresh water pond on Long Island when their numbers put the integrity of the oil/water separators at risk.	Med	0
Critical Natural Resources	83	The Town of Long Island will maintain conservation of protected natural resources in the Town of Long Island.	The Planning Board will consider maps and information provided by the Maine Beginning with Habitat program into the planning board review process.	Med	0
			The Planning Board shall develop an ordinance to require subdivision or nonresidential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Med	2
Critical Natural Resources	83	It is the policy of the Town of Long Island to conform to the State Guidelines for Municipal Shoreland Zoning Ordinances.	The Planning Board will review our local shoreland zone standards to see that they meet current state regulations	Med	2
Historical &	87	It is the policy of the Town of Long Island to protect	The Town of Long Island Code Enforcement Officer	Med	0

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Archaeological Resources		to the greatest extent practicable the significant historic and archaeological resources in the community.	<p>will continue to be provided with information about identified archaeological sites and will review any development plans near those sites. To protect those sites from inappropriate interest and disturbance that information is not made available to the public.</p> <p>The Town of Long Island Planning Board will review the local land use ordinances relating to historical and archaeological resources and make any necessary changes so that they require residential or non-residential property developers to look for and identify any historical and archaeological resources and to take appropriate measures to protect and mitigate damage to those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.</p>	Med	0
Agriculture & Forestry	90	Because of the negligible potential for either commercial agriculture or commercial forestry the town has developed no policies relating to agriculture and forestry.	No action is required.		
Public Facilities	95	<p>It is the policy of the Town of Long Island to insure that island septic systems function adequately to protect the integrity of the aquifer in order to avoid the necessity of building a sewage treatment plant on the island.</p> <p>It is the policy of the Town of Long Island that all pumped septic waste be transported off island to a disposal site located on the mainland.</p> <p>It is the policy of the Town of Long Island to study alternatives such as an underwater pipeline or a</p>	<p>The Selectmen will continue to pursue the study of any and all possible ways to insure that island septic systems function to adequately protect the integrity of the aquifer.</p> <p>The Selectmen will see that systems are in place to insure that all pumped septic waste is transported off the island to a suitable disposal site.</p> <p>The Selectmen and Planning Board will study</p>	Med	0
				Med	0
				Med	0

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		<p>saltwater desalination plant should local water supplies become unusable.</p> <p>It is the policy of the Town of Long Island that all solid waste including household trash, demolition materials and recyclables be collected at the Transfer Station where they can be sorted and shipped off island.</p> <p>It is the policy of the Town of Long Island to explore alternative sources of power for both residential and municipal use.</p>	<p>alternatives to the local water supplies should they become unusable.</p> <p>The Selectmen will continue to insure that the Transfer Station is adequately funded and operated and shall encourage residents to recycle.</p> <p>The Planning Board will propose changes to the Land Use Ordinance to encourage and allow the use of both municipal and residential alternative sources of power.</p>	Med	0
Fiscal Capacity	99	<p>It shall be the continued policy of the Town of Long Island to promote long range fiscal planning and to avoid or minimize increases in property taxes.</p>	<p>The Finance Committee will continue to ask departments for 10 year Capital Needs projections so that capital spending can be planned and managed in a cost effective manner.</p> <p>A 10 year Capital Forecast will be prepared for presentation at the annual Town Meetings.</p> <p>The Department Heads that request Capital Improvements will explore grants available to assist in the funding of capital investments.</p>	Med	1
				Med	1
				Med	1