

**Town of Long Island
Planning Board
Library Meeting Room
January 15, 2019**

1. Call to Order

The Chair called the meeting to order at 6:30.

Members in attendance were Brad Brown, Chair; Curt Murley, Vice Chair; Steve Hart, Secretary; Paul Thornton; and Mike Lingley.

2. Minutes

A motion was made and seconded (Thornton/Lingley) to approve the minutes from the December 2018 meeting.

3. Correspondence

The Chair shared correspondence he had received from the Maine Historic Preservation Commission regarding historical or cultural properties that may be threatened by the effects of climate change. No action was taken by members on the letter.

4. Code Enforcement Officer (CEO) Report

Murley reported that one building permit had been issued in the past month.

5. Old business

- a. The Chair informed members of a conversation he had with the Town's CEO regarding the Board's proposed ordinance revision of article 7.16 regarding septic system inspections on title transfer. The CEO identified alternatives to not allowing occupancy of structures connected to a malfunctioning septic system. Board members declined to make any adjustments to the language previously approved.
- b. The members resumed the discussion of proposed ordinance change to move Conditional Use authority from the Zoning Appeals Board to the Planning Board. The discussion focused on provisions in Chapter 13 on the conduct of hearings. Following the discussion, a motion to send the

- proposed ordinance to the selectmen for review by the town's attorney and a public hearing was made (Hart/Thornton) and approved 5-0.
- c. The members discussed potential revisions to the ordinance's references to Detached accessory structures in the Island Residential Zones (IR-1 and IR-2). Issues included: the current ambiguity as to whether a "primary structure" is required under the ordinance, requiring a building permit for a structure, replacing the term, "detached accessory structure", street frontage and driveway standards, current and possible new requirements regarding access for municipal services.

6. New Business

None

7. Other

The Secretary informed members he was collecting the Board's collective emails and correspondence from 01/01/19 and was planning to provide a copy for the Town's records in February. This was to help the Board be in compliance with the State's Freedom of Access Act.

8. Adjournment

The Chair adjourned the meeting at 8:05.

Respectfully,
Steve Hart, Secretary