

Planning Board  
Town of Long Island  
Proposed 2020-21 Program of Work  
July 13, 2020

The Planning Board intends to consider the following items with the goal of bringing these items to voters for approval at Town Meeting next May. It is possible that not every proposal on this list will be presented to town voters. It is also possible that other proposals not on this list will be considered by the Board over the next 10 months. All the proposed items would amend relevant sections of Chapter 14 Land Use Ordinance.

**Shoreland Zone Standards**

The proposed amendments to the current provisions of Article 4 would align the Town's shoreland zone ordinance with the guidelines promulgated by the State Department of Environmental Protection. These changes were to have been considered by voters at this year's Town Meeting; the matter was delayed because of the circumstances related to COVID-19.

**Alternative re-vegetation plans**

The proposed amendment would allow the Planning Board to approve "emergency" shoreline banking stabilization revegetation plans under certain circumstances.

**Cluster Housing**

The proposed amendment would allow for the Planning Board to approve subdivision development that provide for "Cluster Housing," where development density is determined for a specific area, rather than a lot-by-lot basis, allowing housing to be more densely located on a portion of a proposed subdivision.

**Frontage Requirements**

The proposed amendment would allow for the issuance of building permits on properties that do not have frontage on public ways. Currently, lot frontage is required on a public way.

**Driveway Standards**

The proposed amendments would revise the current standards for the construction new driveways or the relocation of existing driveways.

**Floodplain Standards**

The proposed amendments to Article 12 would align the Town's current floodplain provisions with Federal government requirements. This action is required for the Federal Emergency Management Agency to continue selling flood insurance to Long Island floodplain property owners. Flood insurance is generally required to acquire a mortgage for those properties.

**Boathouses and accessory structures**

The proposed amendment would remove "boathouses and store houses for fishing equipment" as permitted uses in the town's residential zones and the recreation and resort zone. If enacted, Planning Board approval would be required to construct both types of structures. The Planning Board is considering this amendment at the request of the selectboard.