

2020-10-19 LIPB Meeting Minutes - APPROVED

This was a ZOOM meeting.

The meeting was called to order at 5:33 PM by Chair Steve Hart

Members Present: Steve Hart, Michael Lingley, Doug McCown, Curt Murley, Paul Thorton

Members of Public in Attendance: Mark Greene

1. Review and Approve Previous Meeting Minutes

The draft minutes of the September 21, 2020 meeting were previously distributed by email. A motion to approve was made by Member Doug McCown and seconded by Chair Steve Hart. There was no discussion. The minutes were approved by voice vote unanimously.

2. Correspondence

Chair Steve Hart reported that he had received an email from Southern Maine Shoreland Zoning Coordinator Jeff Kalinich regarding our proposal to include language related to hazard trees in our shoreland zone ordinance.

He also reported that he had heard from several members of the public indicating that they would be willing to serve on a Comprehensive Plan Committee.

3. CEO Report

Secretary Curt Murley reported that there had been three building permits and two plumbing permits issued since our September meeting. He also noted that updated building and plumbing permit lists have been posted on the CEO page of the town website.

4. Old Business

2020-21 Program of Work Items

Item b was taken up before item a since Mark Greene had another meeting to attend after this meeting.

a) Frontage and Driveway Standards Amendments

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Board Member Curt Murley stated that he had prepared a draft dated 5/8/20 of the proposed frontage and driveways standards amendments. This draft was presented at the 5/22/20 Planning Board meeting along with a document prepared by Chair Steve Hart suggesting some changes to the wording of the draft. Copies of these two documents were distributed by email to Board members before this meeting. Curt Murley said he would revise the draft to include the changes suggested by the Chair.

b) Cluster Housing

Mark Greene gave a brief overview of the Cluster Housing proposal and described its benefits. He noted that it is basically an alternative way to do a conventional subdivision. The comments and questions regarding this proposal brought up by various Board members and discussed were:

- Why would anyone oppose this proposal?
- Would it change our basic density standard for residential housing, namely one unit per 60,000 sq.ft.?
- How would subsurface waste disposal be sited in a cluster housing development?
- Would Cluster Housing subdivisions require 3 or more housing units as our current subdivision ordinance does?
- Should we allow Cluster Housing subdivisions with 2 units?
- Since Cluster Housing concerns only residential housing will it be limited to only our IR-1 and IR-2 zones?
- Some members expressed concern that citizens would oppose this proposal and that we should make an attempt to gauge this opposition.
- Would condominiums be allowed in a Cluster Housing subdivision?
- The issue of buffers in a Cluster Housing subdivision needs to be addressed.
- We need to consider how a Cluster Housing subdivision fits with our existing Subdivision ordinance. Changes may have to be made to our Subdivision ordinance to accommodate Cluster Housing subdivisions.

Mark Greene has created a draft Cluster Housing Subdivision ordinance based on Arundel's cluster housing ordinance which he will send to Chair Steve Hart who will distribute it to Planning Board members. We will discuss this draft at our next meeting and address the questions and comments noted above.

Mark Greene and Paul Thorton left the meeting at this point.

5. New Business

None

6. Other

Board Members talked about how to go forward with our proposed ordinance changes with respect to public hearings and workshops. Of particular concern was the Cluster Housing proposal. Members felt that we needed to get feedback from the public before bringing this to our May 2021 town meeting. Since the Shoreland Zone ordinance proposed changes are basically done and something which we have little power to change, Member Curt Murley suggested that the February 15, 2021 workshop be devoted to Cluster Housing rather than Shoreland Zone amendments.

Chair Steve Hart reviewed the items that must be accomplished before our November meeting.

1. Chair Steve Hart will share the Jeff Kalinch email regarding hazard trees with the Board.
2. Chair Steve Hart will prepare a draft of Mark Greene's Cluster Housing ordinance proposal and share with the Board.
3. Since Cluster Housing is really a form of subdivision all Board members need to review our existing subdivision ordinance, Article 11, to see how it can fit with what we currently have and if we need to make any changes to Article 11.
4. Member Curt Murley will prepare and distribute a revised draft of the frontage and driveway standards based on the existing 5/8/20 draft and Chair Steve Hart's comments at our 5/22/20 meeting (see attachment A to our 5/22/20 meeting minutes).

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7. Adjournment

Our next meeting will be Monday November 16, 2020 at 5:30PM.

The meeting adjourned at 6:38PM.

Respectfully submitted,

Curt Murley
Town of Long Island Planning Board Secretary