

Cluster Development update -



From <planningboard@townoflongisland.us>

To Mike Lingley <michael@arboristcentral.com>, Doug McCown <douamcc@gmail.com>, Curt Murley <cpmurley@gmail.com>, Justin Papkee <papkeej@gmail.com>, Paul Thornton <paulthornton181@gmail.com>, Peter Thornton <pthorntonnd@gmail.com>

Date 2022-02-10 14:11

I am forwarding the email I received from Ralph Sweet regarding his proposed change to the cluster development amendment we discussed at our last meeting. I have previously sent you both documents with my reasons for supporting the original amendment.

I'll have my proposed revisions to the frontage and driveway amendments later today.
Steve

----- Original Message -----

Subject: Re: Cluster Development amendment and alternative

Date: 2022-02-08 13:54

From: "Ralph F. Sweet" <rfsweet@aol.com>

To: "planningboard@townoflongisland.us" <planningboard@townoflongisland.us>, "michael@arboristcentral.com" <michael@arboristcentral.com>, "douamcc@gmail.com" <douamcc@gmail.com>, "cpmurley@gmail.com" <cpmurley@gmail.com>, "papkeej@gmail.com" <papkeej@gmail.com>, "paulthornton181@gmail.com" <paulthornton181@gmail.com>, "pthorntonnd@gmail.com" <pthorntonnd@gmail.com>, "mlongreene2@aol.com" <mlongreene2@aol.com>
Cc: "meredithsweet@aol.com" <meredithsweet@aol.com>

To Chairman and Members of the Planning Board:

A Planning Board's value would be greatly reduced if we could not rely on the written opinion of an expert.

A licensed expert's written opinion about the adequacy of a well is based on their interpretation of informed applicable data.

A quote from the proposed Ordinance:

"The subdivider or applicant shall provide documentation certifying that the water supply will be protected from contamination and able to provide adequate supply for the intended uses."

An expert's written opinion is not the same. There is a huge difference between these two types of documents, that is, "documentation

certifying ..." something, and a document that is a written opinion from an expert.

Please do not remove protective language from the proposed Ordinance just because it may not be needed.

Be well,

Ralph

-----Original Message-----

From: Mark Greene <mlonggreene2@aol.com>

To: planningboard@townoflongisland.us

<planningboard@townoflongisland.us>; michael@arboristcentral.com

<michael@arboristcentral.com>; douamcc@gmail.com <douamcc@gmail.com>;

cpmurley@gmail.com <cpmurley@gmail.com>; papkeej@gmail.com

<papkeej@gmail.com>; paulthornton181@gmail.com

<paulthornton181@gmail.com>; pthorntonnd@gmail.com

<pthorntonnd@gmail.com>

Cc: rfsweet@aol.com <rfsweet@aol.com>; meredithsweet@aol.com

<meredithsweet@aol.com>

Sent: Mon, Feb 7, 2022 3:31 pm

Subject: Re: Cluster Development amendment and alternative

Agree. Until you drill those wells, no determination can be made, which is the way it is for all new property owners planning a new house.

I doubt anyone is going to drill \$10,000 wells before they get approval for their project, which would essentially make the benefits of the new ordinance unusable. Thanks, Mark

Mark Greene

Greene Property Care

36 Eastern Ave.

Long Island, Maine 04050

207 831 6243

--

-----Original Message-----

From: planningboard@townoflongisland.us

To: Mike Lingley <michael@arboristcentral.com>; Doug McCown

<douamcc@gmail.com>; Curt Murley <cpmurley@gmail.com>; Justin Papkee

<papkeej@gmail.com>; Paul Thornton <paulthornton181@gmail.com>; Peter

Thornton <pthorntonnd@gmail.com>

Cc: Ralph Sweet <rfsweet@aol.com>; Meredith Sweet

<meredithsweet@aol.com>; Mark Greene <mlonggreene2@aol.com>

Sent: Mon, Feb 7, 2022 12:57 pm

Subject: Re: Cluster Development amendment and alternative

I've re-thought my last sentence in my previous email. I think it is more accurate to say both require a determination on a future condition that cannot be made with certitude.

Steve

On 2022-02-06 14:53, planningboard@townoflongisland.us wrote:

The Planning Board needs to vote on the cluster development amendment at our next meeting. Attached are two versions of the proposed changes to the current cluster development authority

- * the original version - which was considered at our January meeting
- * an alternative version which incorporates language provided by Ralph Sweet following that meeting.

Both include a short discussion of the changes each amendment would make to the existing authority.

I will support the original version of the amendment. In my view the proposed revision by requiring a written "opinion of a State of Maine Licensed Civil Engineer, Hydrologist or Geologist that the water supply will be adequate for the intended use" is little to no different from the current language requiring the developer to "provide documentation certifying that the water supply will be protected from contamination and able to provide adequate supply for the intended uses." Both require a look into the future that cannot be made with certitude.

Steve