

Planning Board  
Town of Long Island  
Program of Work 2022-23

Over the next 10 months the Planning Board intends to consider the following items. Proposals not on this list may also be considered by the Board. Proposals that would amend the land use chapter of the Town's ordinances must be approved by town voters to become effective.

**Affordable Housing – Zoning and Land Use Restrictions \***

Maine has a new law intended to increase affordable housing opportunities by imposing state-wide zoning and land use regulations, much like shoreland zoning. Long Island and other municipalities are required to comply with the law starting July 1, 2023. The Board will consider amendments to the town's land use ordinance necessitated by the law.

**In-Home Sprinkler Systems \***

The Board will consider requiring built-in home sprinkler systems for all new homes constructed on Long Island.

**Boathouses and Store Houses for Fishing Equipment \***

Currently, boat houses and store houses for fishing equipment are listed as permitted uses in the IR-1 Residential Zone [3.2(B)(2)], the IR-2 Residential Zone [3.3(B)(2)], and the Recreation and Resort Zoning District [3.7(B)(2)]. The planning board will consider whether changes to that status are warranted. Those changes could change boat houses and store houses for fishing equipment from a permitted use to a conditional use in residential zones, which would require Planning Board approval or prohibiting them entirely from the Recreation and Resort Zoning District.

**Site Plan Review Application Form**

The current application form to request a Site Plan Review by the Planning Board will be reviewed and possibly revised.

**Floodplain Standards \***

In 2021, town voters approved a complete re-write of the Floodplain Standards in the Town's Land Use Ordinance, using language provided by the Maine Department of Agriculture, Forestry, and Conservation. Long Island's ordinance is required to cite the most up-to-date floodplain map produced by the Federal Emergency Management Agency (FEMA). That map has been in draft for more than three years. If FEMA publishes the final map in time, the ordinance will need to be amended to include the correct citation for the map and to make a minor correction to the language provided by the state.

\*Approval by Town voters is required