

TOWN OF LONG BEACH
ADVISORY PLAN COMMISSION
MEETING MINUTES 3-15-21
ZOOM CONFERENCE CALL MEETING

1. Call to order

The meeting was called to order at 7:00 p.m.

2. Roll Call

Members in attendance: Mike Johnstone, Bob LeMay, Mary Lou McFadden, Seth McCormick, Anita Remijas

Absent members: Kathleen Beeler, Mike Gorman

3. Approval of Minutes – 2/22/21

Anita Remijas motioned, seconded by Mike Johnstone, to approve the regular meeting minutes from February 22, 2021. The motion carried, five in favor.

4. Old Business

A. Proposed amendments/restatement to the Shoreline Protection Ordinance –

Originally sent from Robert LeMay on 12/12/20 and resent by Chris Willoughby with changes by Seth McCormick on 2/19/21. Most recent version sent from Chris Willoughby on 3/12/21.

The Board discussed changes/amendments to the Ordinance. Grammatical, spacing, title adjustments, and definitions were addressed. List of delineators, NOHWM, and types of seawalls were discussed. Links to outside sources that are referenced should be accessible. A google drive account was mentioned as a way to do that.

The Coastal Engineer section was discussed, including approval by Building Commission and the ability of Town to hire its own Coastal Engineer at the cost of the Petitioner as well as the Town reserving the right to get the opinion of another Coastal Engineer if the Building Commission feels the structure is not the minimum necessary to protect the property. Chris Willoughby will make sure this section is not duplicated elsewhere. The process for public notification within 24 hours of the ten-day deadline was discussed.

Chris Willoughby, Bob LeMay, and Seth McCormick will get together again and look at the Ordinance.

B. Maximum building size – 3500 square feet.

This item will be discussed at the April 19, 2021 APC meeting.

C. Solar Ordinance – Original proposal sent from Chris Willoughby on 11/15/20. Latest proposal from Seth McCormick sent on 2/14.

The Board discussed the proposed Ordinance that was worked on by Chris Willoughby and Seth McCormick. Seth McCormick explained the Ordinance.

The Board discussed notification by the Town when installation of solar panels is being requested, height of solar panels which Chris Willoughby will look into, setbacks, ground mounted systems, lot coverage with ground mounted systems, view from neighboring properties, roof mounted systems, roof mounted tilting, and this Ordinance in relation to existing Ordinances.

Chris Willoughby, Seth McCormick, Anita Remijas, and Karl Kowalski will work on the Ordinance for the April 19, 2021 APC meeting.

D. Right of Way Ordinance – sent on 11/15/20.

This item will be discussed at the April 19, 2021 APC meeting.

6. Public Hearings - None

7. New Business – Request to change address of 2403 LSD to 2402 St. Lawrence.

The home is on the east side of St. Lawrence and faces Lake Shore Drive. The Homeowner's prefer to receive packages on the side of the home.

The Board wondered if any fire or ambulance issues could arise since the home faces Lake Shore Drive. Tax issues or sewer implications were mentioned.

Meg Collins will look for prior address change requests on LSD in APC minutes.

Bob LeMay motioned, seconded by Mike Johnstone, to table this item until the April meeting when the Board has more information. All in favor, the motion carried.

8. Public Comment - None

9. Closing Matters

The next regular APC meeting will be 4/19/21 at 7 p.m.

10. Adjournment

Motion to adjourn by Mary Lou McFadden, seconded by Mike Johnstone. The meeting unanimously adjourned at 9:09 p.m.

Minutes Approved by:
APC Secretary Meg Collins



APC Agenda 3/15/21

1. Call to order
2. Roll call
3. Approval of minutes
4. Old business

a. Proposed amendments/restatement of Shoreline Protection Ordinance – originally sent from Robert LeMay on 12/12/21 and resent by Chris Willoughby with changes by Seth McCormick on 2/19. Most recent version sent from Chris Willoughby on 3/12/21.

b. Maximum building size – 3500 square feet

c. Solar Ordinance – Original proposal sent from Chris Willoughby on 11/15/20. Latest proposal from Seth McCormick sent on 2/14.

d. Right of Way Ordinance – sent on 11/15/20

5. Public Hearings – none
6. New Business – request to change address of 2403 LSD to 2402 St Lawrence
7. Public comment
8. Closing matters – next meeting 4/19/21
9. Adjournment