


Bustins Island Village Corporation
Established 1913

2015 ANNUAL MEETING WARRANT

Date: July 19, 2015

TO: M. Susan Spalding
Clerk of the Corporation

FROM: BIVC Board of Overseers

RE: **NOTICE OF ANNUAL MEETING OF THE BUSTINS ISLAND VILLAGE CORPORATION, STATE OF MAINE, COUNTY OF CUMBERLAND**

Greetings:

Pursuant to Article V of the By-Laws of the Bustins Island Village Corporation you are hereby directed to post notice and warn the qualified voters of the Bustins Island Village Corporation (BIVC) to assemble for the Annual Meeting of the BIVC at the Community House on Bustins Island on Saturday, August 1, 2015, at 9:00 a.m. EDT to act on the business of the BIVC as set out in the following articles of this warrant:

ARTICLE 1. Elect Moderator

To choose a moderator and, if need be, a deputy moderator to preside over said meeting.

ARTICLE 2. Hear Reports

To receive reports from the following:

- a) Clerk
- b) Board of Overseers
- c) Planning Board
- d) Superintendent
- e) Finance Committee
- f) Treasurer

ARTICLE 3. Budget - Attachment A

To see if the BIVC will vote:

- a) To receive and appropriate the sum of \$270,800.00 to be expended under the direction of the Board of Overseers for the 2015/2016 fiscal year budget as set forth in ATTACHMENT A, “Bustins Island Village Corporation, Budget 2015-2016” in the column labeled “15-16 Budget;”
- b) To fund the sum so received and appropriated in a) above from the Freeport allocation, any gifts, assessments, and any other revenues; any excess or deficiency therefrom to be reconciled through reserve funds and any amounts otherwise authorized from the CASCO fund;
- c) To authorize the Board of Overseers to:
 - i) Expend monies from the reserve accounts for the general purposes for which such accounts were established; and
 - ii) Make transfers among operating and reserve accounts including any amounts otherwise authorized from the CASCO fund.

Submitted by the Board of Overseers

BOARD OF OVERSEERS REPORT: This Article authorizes the Board of Overseers to receive and spend within the total appropriation and to transfer money among accounts. Attachment A presents a budget history and the expected disposition of funds for the 2015/2016 fiscal year.

The Board of Overseers voted unanimously to recommend approval of this article.

ARTICLE 4. Addition of Lots C-U, C-V, and the Adjacent Portion of Street R to the Resource Protection District

Shall an ordinance entitled “Amendment to the Zoning Map to add Lots C-U, C-V and the adjacent portion of Street R to the Resource Protection District all as shown on the Zoning Map of Bustins Island dated August 2, 2003 corrected through May 16, 2005, be enacted?”

Submitted by the Planning Board

PLANNING BOARD REPORT: The owner of these lots has requested this zoning change. Through the adjacent portion of Street R, these lots abut land already in the Resource Protection District and would help protect the water resources and natural beauty on the westerly side of Bustins Island.

A copy of the August 2, 2003 zoning map as corrected through May 16, 2005 is posted at the Community House for inspection.

The Planning Board recommends approval.

The Board of Overseers recommends approval.

ARTICLE 5. Addition of Lot E-65 in its Entirety to the Resource Protection District

Shall an ordinance entitled “Amendment to the Zoning Map to add the entirety of Lot E-65 to the Resource Protection District” as shown on the Zoning Map of Bustins Island dated August 2, 2003 corrected through May 16, 2005, be enacted?

Submitted by the Planning Board

PLANNING BOARD REPORT: The owner of this lot has requested this zoning change. Presently this lot is split between the Shoreland and Resource Protection Districts. There is an active well for drinking water on the lot. Adding the balance of the lot to the Resource Protection District would provide additional protection for the well in addition to promoting natural beauty on the west side of the island.

A copy of the August 2, 2003 zoning map as corrected through May 16, 2005 is posted at the Community House for inspection.

The Planning Board recommends approval.

The Board of Overseers recommends approval.

ARTICLE 6. Accept Gifts of Land

To see it the BIVC will vote:

To accept and receive gifts of certain parcels of land designated as:

Lots 78 and 79 on a “Plan of Proposed Conveyances, Central Avenue, Section E,” dated 03/23/15 by Island Surveys, Arrowsic, Maine from owners of those parcels, in fee simple absolute, restricted by the donors to be for Resource Protection purposes only; and

Lots 61 and 62 on “Plan of a Proposed Conveyance of Land on West Shore Road & Island Avenue, Section E, Bustins Island, Freeport, Maine” dated 07/02/15 by Island Surveys, Arrowsic, Maine from the owner of those parcels in fee simple absolute.

Submitted by the Board of Overseers.

BOARD OF OVERSEERS REPORT: The owners of lots E-78 and E-79, both currently in the Resource Protection District, have offered to donate them to the BIVC for resource protection purposes. The owner of lots E-61 and E-62 have also offered to donate those lots to the BIVC. Both are currently split between the Resource Protection and Shoreland Districts and if received by the BIVC would likely be proposed for rezoning in their entireties to the Resource Protection District at a future annual meeting.

Copies of the referenced “Plan of Proposed Conveyances, Central Avenue, Section E,” dated 03/23/15 and “Plan of a Proposed Conveyance of Land on West Shore Road & Island Avenue” dated 07/02/15 are posted at the Community House for inspection.

The Board of Overseers recommends approval.

The Planning Board recommends approval.

ARTICLE 7. Acceptance of Street X as a Public Way

Shall an ordinance entitled “Acceptance of Street X as a Public Way” as detailed below

1. By accepting a certain plan entitled “Plan of a Standard Boundary Survey, Streets B and X, Section B, Bustins Island, Freeport, Maine” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated July 17, 2015. This plan shall be certified as an amendment to the Zoning Map of Bustins Island dated August 2, 2003 as corrected through May 16, 2005. This map is a successor to the Bustins Island Village Corporation Zoning Map of Bustins Island dated September 1, 1975, and

2. By accepting Street X shown thereon as a public island way so that the way shown on the amended Zoning Map above is now a public street to be held and maintained now and in the future by the Bustins Island Village Corporation on Bustins Island, Maine, all as set out and further described by metes and bounds on “Plan for Road Acceptance, Street X, Section B, Bustins Island, Freeport Maine” by Island Surveys, Arrowsic, ME dated July 17, 2015,

be enacted?

Submitted by the Planning Board.

PLANNING BOARD REPORT: This is article is part of the BIVC’s continuing effort to define the public ways on Bustins Island and limit its liability. Street X appears as a proposed street on a plan entitled “Standard Boundary Survey Streets A & B, Section B, dated 08/02/03.” This article represents an implementation of that proposal.

Copies of “Plan of a Standard Boundary Survey, Streets B and X, Section B, Bustins Island Freeport Maine by Island Surveys, Arrowsic, ME” dated 7/17/15” and “Plan for Road Acceptance, Street X, Section B, Bustins Island, Freeport Maine by Island Surveys, Arrowsic, ME” dated July 17, 2015 and of “Standard Boundary Survey, Streets A & B, Section B” dated 08/02/03 are posted at the Community House for inspection.

The Planning Board recommends approval.

The Board of Overseers recommends approval.

ARTICLE 8. Proposed Conveyances to and from the BIVC of Certain Parcels of Land in Section C

To see if the BIVC will vote to accept delivery of or convey certain parcels of land to or from abutters shown as Parcels A, B, and C on a map entitled “Plan of a Standard Boundary Survey, of land in Section C, Bustins Island, Freeport, Maine” dated July 17, 2015 made for Bustins Island Village Corporation by Island Surveys, Arrowsic ME, the parcels received by abutters being incorporated into and becoming an

integral part of the abutting lots with the provision that for purposes of compliance with the Zoning Ordinance the effective area for computation purposes of the affected abutting lots will not be increased or decreased as the case may be.

Submitted by the Planning Board.

PLANNING BOARD REPORT: This is part of the Planning Board's continuing effort to define the public ways on Bustins Island giving up to or receiving from abutters adjacent parcels of land to make necessary adjustments for the accepted portion to conform to the actual traveled way and to cede to abutters land not needed for that purpose and to limit and/or reduce the liability to both the BIVC and abutters.

A copy of "Plan of a Standard Boundary Survey of land in Section C, Bustins Island, Freeport, Maine" dated July 17, 2015 by Island Surveys Arrowsic ME" is posted for inspection at the Community House.

The Planning Board recommends approval.

The Board of Overseers recommends approval.

ARTICLE 9. Amendment of the Zoning Ordinance by Adoption of Revised Zoning Map

Shall an ordinance entitled "2015 Adoption of a Comprehensive New Zoning Map" on file in the Clerk's office and posted at the Community House under the title "Zoning Map of Bustins Island, Freeport, Maine made for Bustins Island Corporation by Island Surveys, Arrowsic, Maine" dated August 1, 2015, be enacted,

PROVIDED, HOWEVER, all amendments made to the previous map and transfer instruments referencing them related to the acceptance of public ways and with adjustments as appropriate to reflect action taken under Articles 4, 5 and 6 of this annual meeting shall be retained?

Submitted by the Planning Board.

PLANNING BOARD REPORT: The Zoning Map originally adopted in 1975 was last amended in 2003 with corrections in 2005. Since then there have been additional errors found and amendments made as part of the streets acceptance program as well as action at this Annual Meeting to incorporate additional lots into the Resource Protection District. None of these changes is yet reflected in the official map. This map has been prepared on the assumption that Articles 4, 5, 6 and 7 will be adopted but will be edited if necessary to reflect the actual results of this meeting's votes. The various map alternatives were reviewed at the public hearing the Planning Board held on July 11.

A copy of "Zoning Map of Bustins Island, Freeport, Maine made for Bustins Island Corporation by Island Surveys, Arrowsic, Maine" dated August 1, 2015 is posted for inspection at the Community House.

The Planning Board recommends approval.

The Board of Overseers recommends approval

ARTICLE 10. Election

To elect a Clerk and Treasurer of the BIVC for a term of one year each; and to elect one member of the Board of Overseers for a three-year term by ballot as provided in the BIVC By-Laws.

(SWEARING IN OF NEW OFFICERS BY THE CLERK OR MODERATOR.)

ARTICLE 11. Hear Committee Reports

To receive reports from any and all committees not already heard.

ADJOURNMENT

Given unto our hands at Bustins Island, Freeport, Maine this 19th day of July, 2015.

The Board of Overseers of the BUSTINS ISLAND VILLAGE CORPORATION

Robert Boone, Chair

Patricia LaFleur

William W. Cooper, Vice-Chair

Ken Barrows

Roger Leland

As has been the custom, time after the meeting has been formally adjourned will be available for those assembled to discuss any other matters of general interest to Islanders before dispersing.

ATTACHMENTS AND SCHEDULES:

Attachment A – Budget (Article 3)