

# Planning Board

## Bustins Island Village Corporation

**To:** Planning Board  
**From:** Christine Martens, Secretary  
**Copies To:** CEO, Appeals Board, Board of Overseers, Clerk  
**Subject:** Minutes of the November 6, 2010 meeting

**Date:** November 6, 2010  
**Corrected:** March 19, 2011  
**Approved:** March 19, 2011

The meeting was held at the Fire & Rescue Building, Freeport, Maine. Present were Chairperson Marcia Hohn, Dave Gosnell, Warren Barrows, Christine Martens, Charlotte Kahn, CEO/LPI Ron Tozier, and BIVC board members, Faith Baker and Bill Cooper. The meeting was called to order at 10:02 a.m..

1. **Application for new Associate Member** - The board received applications from the following islanders for the Associate Membership position, Patrice Kastenzholz, Rosemary Thomas, Dave Guernsey, and Jeff Leland. Discussion took place and a motion was made to recommend Jeff Leland for the position. The motion was seconded and voted unanimously to recommend Jeff Leland to the BIVC Overseers for the Associate Membership position.
2. **Approval of Minutes** - The minutes from the September 6, 2010 meeting were approved as submitted. A motion was made to accept, seconded, and unanimously voted to approve the minutes as submitted.
3. **Correspondence** - Marcia received correspondence from Len Larrabee regarding his Lots D11-D13. He requested that the Bustins Island zoning map reflect the changes relating to his lot lines, approved at the 2009 annual meeting. The two dotted lines running down the middle of his lots need to be replaced with a single solid line. Bill Cooper will convey this change to John Wood, of Island Surveys. Marcia received an email dated September 7, 2010, also sent to the BIVC Overseers, from Chris Henry stating concerns about the recent subdivision regulations and Resource Protection District dimensional requirements approved at the 2010 annual meeting. Marcia will respond to his concerns via a letter.
4. **CEO/LPI Report** - Ron Tozier reports that there was one cutting violation this fall and two requests denied. He will be addressing the cutting violation in the spring. Ron reported that 75% of the Shore Reserve is now in the unstable coastal bluff classification established by the state of Maine. Faith asked Ron for clarification on what the role/purpose was of the Landscape Committee. Ron responded that the Landscape Committee's purview is to help islanders find ways to maintain the shore reserve which is BIVC property. Ron also informed the board that the Dept. of Health & Human Services evaluates clam flats and their resources up to 500 feet away. Flats around Bustins will eventually be evaluated.
5. **Frisbee Proposal** - The board reviewed the Frisbee proposal to develop the Right-of-Way to Lot 166-4 and reviewed the map entitled "Topographic Plan of Land on Bustins Island,

Freeport, Maine”, made for Keith B. Frisbee by Island Surveys of Arrowsic, Maine, dated 9/29/10. Considerable discussion took place as to whether any violations of cutting had occurred and concerns were heard from two islanders attending the meeting regarding the cutting. Ron Tozier will ask the Frisbees not to cut anything further until he can verify that no violations have occurred. A CUP would be needed for tree cutting within the Shoreland District and earth moving of more than 10 cu. yards should the Frisbees get approval from the BIVC Overseers to develop the Right-of-Way. The planning board does not need to take any action at this time.

6. **Planning for out 2011 initiatives** - The board discussed initiatives for 2011. Updating the Comprehensive Plan, preservation of open space, clear cutting around the Resource Protection District, cutting and composting, shore and island erosion, and municipal building exemptions. Marcia and Dave will collaborate together on these issues and would like to encourage interested islanders to get involved. The board will also review the interim subdivision regulations adopted in 2010. Bill will work with Christine to relay updated changes to the Bustins Island Zoning Map to John Woods. Ron will put together information for islanders concerning lead legislation.
7. **Other Business** - Bill and Warren will work together to refine wording in the zoning ordinance regarding tenting on the island. They will also propose wording for adding a municipal use exemption for storage of island vehicles on island property in the Resource Protection section of the zoning ordinance. Both of these changes/additions would be put forth as a warrant article for the 2011 annual meeting.
8. **2011 Meeting Schedule** – The next meeting will be on February 5, 2011 at 10:00 a.m. at the Freeport Fire & Rescue Building in Freeport, Maine. Tentative other dates for meetings are, March 26, and April 30, 2011.

The meeting was adjourned at 1:05 p.m..

Respectfully Submitted,

Christine G. Martens, Secretary

#### **Follow-Up/Action Items:**

- Bill will contact John Woods to convey zoning map changes.
- Bill will contact MACTEC to get updated estimate to run water study
- Bill and Warren will discuss changes or options regarding tenting.
- Bill and Warren will review options for a municipal use exemption to the zoning ordinance for next meeting.
- Marcia will send out Comprehensive Plan to board members
- Marcia will respond to Chris Henry’s email dated September 7, 2010
- Chris to contact Tony Debruyne to ask that the minutes be posted to website
- Deeds for road slivers need to be recorded

- Inform islanders of opportunity to be involved to work with Marcia & Dave on initiatives
- Ron will email lead legislation to board members.

**Long-Term Agenda Items:**

- Review interim subdivision regulations
- Noise Ordinance and house boats
- Discuss solar system/fire issues
- Discuss electrical permitting
- Review Comprehensive Plan to add wording to help islanders know what people “can do” regarding cutting regulations
- Discuss adding permanent conservation easement to any lots added to Resource Protection
- Review Zoning Map in spring 2011 for additions and errors