

Planning Board

Bustins Island Village Corporation

To: Planning Board
From: Jeff Leland, Secretary
Copies To: CEO, Appeals Board, Board of Overseers,
and Clerk
Subject: Minutes of the March 3, 2012 Meeting

Date: March 8, 2012
Corrected: April 28, 2012
Approved: April 28, 2012

The meeting was held at the Freeport Fire and Rescue Building. Present were Dave Gosnell, Christine Martens, Warren Barrows, and Secretary, Jeff Leland. Absent were Charlotte Kahn and new Associate member, Dave Guernsey. The meeting was called to order at 10:00 a.m.

1. **Election of Officers**

After nominations, a motion was duly moved, seconded, and unanimously voted for Christine Martens as Chairperson.

After nominations, a motion was duly moved, seconded, and unanimously voted for Jeff Leland as Secretary.

2. **Approval of Minutes**

The minutes from the November 1, 2011 meeting were duly moved, seconded, and unanimously voted to accept as submitted.

3. **Correspondence** – There was no correspondence to discuss.

4. **CEO/LPI Status Report** – Initially tabled until later in the meeting when Ron Tozier was expected to attend. The CEO arrived at 11:00 a.m. and presented the following report:

a) CEO reported that he recently attended a seminar on the Americans with Disabilities Act (ADA) and suggested that when the next outhouse needs to be rebuilt, preferably the one associated with the Community House, that it be built ADA compliant. Among other requirements, this would require a 5x5 space, bars, ADA compliant latches, etc. The CEO intends to make this suggestion to the Board of Overseers at their meeting.

b) CEO reported that a CUP hearing for Pat Reardon is the only one for the 2012 season as of yet. Ron reports that he will be approving a building permit application from Pat.

c) A question regarding solar energy regulations for the CEO was brought up and discussion ensued whether the Island should adopt the current state electrical code. The CEO indicated that the life and safety regulations were already in place by default. It was decided to table this discussion until the next meeting for a more thorough discussion before any recommendations were made to the Board of Overseers.

5. **Possible Future Solar Energy Regulations for the ZO**

Discussion whether the Planning Board needs to address the issue of solar regulations. This was discussed with the CEO when he gave his report.

6. **Roads** – 2012 Articles

a) The Board reviewed the map entitled, “Standard Boundary Survey, Island Avenue, Section E, Bustins Island, Freeport, Maine, made for the Bustins Island Village Corporation, Bustins Island, Freeport, Maine, dated 12/05/2011, prepared by Island Surveys of Arrowsic, Maine.

b) Discussion and review took place of legal descriptions and plans provided by Mann Associates for sections of the roads that will come before the annual meeting for acceptance in 2012. Additional discussion took place later in the meeting when the Board of Overseers member, Roger Leland, was able to attend.

7. **Deeds**

Update and discussion of road transfers previously voted at Annual Meetings but not finalized and recorded at the Registry of Deeds. The Chair expressed a strong desire to finalize all previous deeds and road acceptances this year.

8. **Possible Zoning Ordinance Revisions for Tenting**

a) A lengthy discussion ensued regarding proposed zoning changes initially drafted by Warren Barrows, as well as additional suggestions from Bill Cooper a member of the Board of Overseers, in order to establish and clarify tenting provisions. A primary intent is to remove the necessity for the childrens’ “Pup Tent” needing to have a permit from the CEO. This is required in the existing Code and felt to be unnecessary.

b) Additional discussion and proposed revisions evolved around establishing language for “Event Tenting” and tenting in the various zones throughout the Island. It was decided by the Board that two Warrant Articles would be presented. The first would be the substantive changes to the zoning ordinance relative to tenting. The second Warrant Article would be a detailed cleaning up of certain definitions, and grammatical changes necessary in the Code as a result of, and in

the event that the tenting Article is accepted by the Island. After much discussion it was determined to have another draft prepared by Warren Barrows in light of the discussions that took place with an aim toward the possible two Warrant Articles. During the discussion the CEO, Ron Tozier, arrived at the meeting and joined in the discussions.

9. **Comprehensive Plan Revisions Update**

Dave Gosnell updated the Board on actions needed and planned in 2012 to complete the Comprehensive Plan for presentation to the Island on the Warrant at the Annual Meeting in August. Several public meetings took place in 2011 each with a number of people in attendance offering important input to the Plan. It will be decided June 1, 2012 whether to go forward or not with this project in 2012.

10. **2012 Meeting & Hearing Schedule**

a) It was determined that the next meeting of the Board would be Monday, May 27th at 9:00 a.m. on the Island at the Community House.

b) Another meeting will be July 1st at 9:00 a.m.

c) A third meeting will be held July 14th at 9:00 a.m. for any CUP hearings.

11. **Board Organization**

No discussions took place.

12. **Any Other Items**

The Chair indicated that she intends to revise and clean up the “Follow-up/Action and Long-Term Agenda” items. There were no other items to come before the Board.

The motion was moved, seconded, and voted to adjourn at 1:35 p.m.

Date

Jeff Leland, Secretary

Follow-Up/Action Items:

- Chris will put possible Zoning Ordinance changes for solar electrical safety on agenda for the next meeting
- Chris will follow up with PB members who have not completed Informational Act training
- Warren will revise tenting revisions
- Deeds for road slivers need to be recorded
- Ron & Jeff will work on revising building permit application (include tenting and vehicle storage language)
- Ron will get a PDF document with Section 690 of the electrical code for the board for next meeting
- Charlotte will work with Ellen Donovan to introduce composting initiative to the Comprehensive Plan

Long-Term Agenda Items:

- Further corrections to island Zoning Map
- 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