

Planning Board Bustins Island Village Corporation

To: Planning Board
From: Kevin Petrie
Copies To: CEO, Appeals Board, Board of Overseers, Clerk
Subject: Minutes of the January 25, 2014 Planning Board Minutes

Date: January 28, 2014
Corrected: March 22, 2014
Approved: March 22, 2014

The meeting was held at the Freeport Fire & Rescue Building, Freeport, Maine. Present were Chair, Warren Barrows, Vice Chair, Dave Gosnell, Charlotte Kahn, Christine Martens, and BIVC Board of Overseers member, Bill Cooper. Absent was Secretary, Kevin Petrie, Jeff Leland, and Simone Shields, The CEO/LPI, Ron Tozier was present for the first half of the meeting. The meeting was called to order at 10:05 a.m.

1. **CEO Status Report**

Ron reported that he had attended several workshops relating to the Floodplain and will be attending more upcoming workshops. He also reported that Bustins Island is not in the Floodplain according to FEMA maps. There are no Building Permit Applications on file as of yet for the 2014 summer season that will require a CUP. The board reviewed and commented on the new Building and Tenting permit applications that Ron had prepared.

2. **Review of Follow Up Action Items** -

Chair reviewed the To Do List to delete items that were completed.

3. **Approval of Minutes** -

Upon a motion duly moved and seconded the November 17, 2013 meeting minutes with corrections were unanimously approved.

4. **Correspondence** - None

5. **Deeds & Roads Update** –

Bill Cooper reported that all of the deeds for the 2012 road transfers were relating to Island Avenue were drafted, signed, and recorded. The 2009 action relating to Tim Baker's corner Lot A-2 in Section A have also been recorded.

6. **Zoning Map Update** –

Bill Cooper presented the latest draft dated, 12/12/13, of the Bustins Island Zoning Map entitled, “Zoning Map of Bustins Island, Freeport, Maine made for Bustins Island Village Corporation prepared by Island Surveys of Arrowsic, Maine. Bill worked with John Wood of Island surveys this fall to update the changes that have been voted into place at the annual meetings along with many miscellaneous corrections, i.e. missing lot numbers, etc.. The map has not been officially updated at the B.I.V.C. Annual Meeting as the official Zoning Map since 2005. The Planning Board plans to bring forward the latest draft of the Zoning Map with possibly a few more corrections at the 2014 Annual Meeting.

7. **Water Study Update** –

Bill Cooper reviewed the water study correspondence from Ron Lewis, formerly of MACTECH. Ron now works for AMEC, who does not mind if Ron works independently with Bill regarding updating the water study. Bill discussed with the PB whether re-running the water study would be beneficial for the island based on what Bill has defined as the objectives and the feedback received from Ron Lewis and John Wood. It is not clear at this point whether the island would benefit from re-running the model again.

8. **Possible Zoning Ordinance Revisions for 2014** -

- a) Bill Dale recommended that we not change the name of The Resource Protection District.
- b) Clarifying Section 6.2 was delayed until the next meeting.
- c) Redefine the term “low water line” – Chris will get definition from Mike Morse at the DEP.
- d) Clarify the building height within the Code – tabled
- e) Discuss allowed uses within Resource Protection – did not discuss

9. **Pidge’s Cove Update** –

Warren emailed Ross Cudlitz and asked him to prepare a revised report base on the feedback that Warren gave Ross in the fall. Due to Kevin and Jeff’s absence the board tabled discussion of bid solicitations from Prock Marine and General Marine.

10. **Comprehensive Plan Revisions Update** –

The board reviewed the latest draft that Warren edited. At the November meeting the PB asked Warren to review the document against the state checklist guidelines for preparation of a Comprehensive Plan. Warren had been in touch with Phil Carey at the Maine Department of Agriculture that now oversees the process of deeming a Comp. Plan consistent with the criteria set forth by the state. A lengthy discussion ensued and it was decided to have Bill Cooper review the document along with the other board members present and give feedback to Warren a.s.a.p. in order to submit the Comp. Plan to the state for an informal review by February 15th.

11. Any Other Items

Future meetings:

- b) March 22, 2014 in Freeport
- c) April 26, 2014
- d) May 3, 2014 (possibly)

The motion was moved, seconded, and unanimously voted to adjourn at 1:25 p.m.

March 24, 2014
Date

Christine Martens
Christine Martens, acting as secretary

To Do List

1. Ron is going to get back to Kevin Petrie with the addresses of General Marine and contact people for General Marine and Prock Marine.
2. Kevin and Jeff to solicit bids for estimates on Pidge's Cove.
3. Ron will make C.U.P. and Building Applications separate forms.
4. Warren will review section 6.2 of the Building Code to clarify in regard to Use Permits.
5. All the board to review section 6.2 for discussion at the next meeting.
6. Chris to email Mike Morse for a definition of Normal Low Water Line.
7. Kevin to test "hot spot" device next summer.
8. Simone to report feedback on inquiry regarding state grants.

Long-Term Agenda Items:

- Discuss Possible Zoning Ordinance Changes for 2014 – Storage on RP, Clarify permits in section 6.2 of ZO.
- Discuss solar system/fire issues
- Discuss electrical permitting

- Review need for informational handout to help Islanders know what people “can do” regarding cutting regulations.
- Continue to (i) investigate and identify BIVC coastal roads and property at risk of loss due to erosion from existing or projected increase in sea level and storm activity and intensity, and (ii) possible need for professional study of coastal bluffs to determine whether action is warranted, and if so, available options.