

**Planning Board**  
**Bustins Island Village Corporation**

**To:** Planning Board  
**From:** Christine Martens  
**Copies To:** CEO, Appeals Board, Board of Overseers, Clerk  
**Subject:** Minutes of the July 5, 2014 Planning Board Hearing & Meeting

**Date:** July 5, 2014  
**Corrected:** October 12, 2013  
**Approved:** October 12, 2013

The hearing and meeting was held at the Community House on Bustins Island, Maine. Present were Chair, Warren Barrows, Vice Chair, Dave Gosnell, Christine Martens, Jeff Leland, Charlotte Kahn, Associate members Kevin Petrie and Simone Shields. The CEO/LPI, Ron Tozier was also in attendance. The hearing was called to order at 9:00 a.m.

**1. Public Hearing for Tony Debruyne**

The Planning board heard the case for Tony Debruyne, of 175 Bluff Road, Yarmouth, ME 04096, for a Conditional Use permit under Sections 4.2.3 & 4.2.4 (2) of the B.I.V.C. Zoning Ordinance to construct a covered breezeway between existing house and shed located in the Shoreland District on Lot 9 in Section C, as shown on the Zoning Map of Bustins Island, Freeport, Maine dated August 2, 2003 as corrected through May 16, 2005. The presentation was made by Tony Debruyne.

The Planning board found that:

1. All documentation requirements properly submitted and CUP application notification standards have been met.
2. Applicant submitted a plan to construct a covered breezeway on Lot 9 in Section C and the board reviewed said plans.
3. The expansion volume increase falls within the Maine State 30% expansion rule
4. There is no tree cutting involved
5. There will be no earth moving involved or setbacks affected.
6. Applicant advised of the thirty day appeal period
7. No one spoke in opposition to the project

The board reviewed applicable conditions to consider:

B1 – That all construction shall be under the supervision of, and shall meet with the approval of the Code Enforcement Officer of Bustins Island.

Other – Work shall not commence before 8 a.m. or continue after 5 p.m.

It was duly moved, seconded and unanimously voted to close the hearing at 9:18 a.m.

2. **Discussion of Hearing and Issuance of CUP**

After discussion it was duly moved, seconded and unanimously voted to issue the Conditional Use Permit for Tony Debruyne to construct a covered breezeway with the following conditions:

B1 – That all construction shall be under the supervision of, and shall meet with the approval of the Code Enforcement Officer of Bustins Island.

Other – Work shall not commence before 8 a.m. or continue after 5 p.m.

Following the hearing discussion the Planning Board moved into regular session.

3. **Review of Follow Up Action Items**

Chair reviewed the To Do List to delete items that were completed. The long term Agenda items were tabled for a future meeting.

4. **Approval of Minutes** -

Upon a motion duly moved and seconded the May 24, 2014 meeting minutes were unanimously approved with corrections.

5. **CEO/LPI Report** -

Ron Tozier reported that there were no building permit applications filed for the summer of 2014 as of yet.

6. **Correspondence** – Len Larrabee wrote to Warren Barrows and Christine inquiring as to when the correction made between Lot 11 & 13 in Section D would be reflected on the Bustins Island Zoning Map. Christine responded to Len via email and assured him that the correction would be reflected on the updated version of the Zoning Map which the Planning Board hopes to bring forward to the B.I.V.C. 2015 annual meeting.

7. **Pidges Cove Update** – Kevin reported that Prock Marine sent the wrong bid to Kevin. He will follow-up with Prock to send correct bid and solicit other bids from General Marine and Lionel Plante which will likely involve arranging them to visit the island.

8. **Comprehensive Plan** – Warren received the Plan back from the state and needs to spend time reviewing. A public hearing is scheduled for July 19, 2014 at 9:00 a.m. at the Community House.

9. **Any Other Items** - none

**Future meetings:**

July 19, 2014 @ 9:00 a.m. Community House, Comp. Plan Hearing & PB Meeting  
Aug 2, 2014 @ 9:00 a.m. Annual BIVC meeting & PB meeting (within)  
Aug 30, 2014 @ 9:30 a.m. Community House, Meeting

The motion was moved, seconded, and unanimously voted to adjourn at 11:30 a.m.

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Date

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Christine Martens, acting as secretary

### **To Do List**

1. Kevin is going to coordinate with Jeff to arrange a meeting with Steve Durell from Prock Marine to meet on Bustins during a low tide.
2. Kevin and Jeff to solicit other bid(s) for estimates on Pidge's Cove
3. Kevin to prepare 2014-2015 meeting schedule and membership for posting at The Store and Community House.
4. Kevin to post survey on porch
5. Ron will make C.U.P. and Building Applications separate forms.
6. Warren will do a search for the term "Low Water Line" in the Zoning Ordinan
7. Jeff to pursue formal agreement with John Wood for future rights
8. Chris to email CUP permit to Tony Debruyne
9. Warren to provide Comprehensive Plan language to Bill Cooper for Warrant
10. Dave Gosnell to provide report at annual meeting and email copy to Chris.

### **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.
- Discuss Roger Leland's road this winter (2014- 2105)