

Planning Board Bustins Island Village Corporation

To: Planning Board **Date:** January 23, 2016
From: Christine Martens **Corrected:** March 12, 2016
Copies To: CEO, Appeals Board, Board of Overseers, **Approved:** March 12, 2016
Clerk
Subject: Minutes of the March 12, 2016 Planning Board & Meeting

The meeting was held at the Freeport Fire & Rescue Building, in Freeport, Maine. Present were Christine Martens, Jeff Leland, Charlotte Kahn, and B.I.V.C. Board of Overseers member Rob Boone, Bill Cooper, and Roger Leland. The meeting was called to order at 1:10 p.m.

1. Welcome New Member Jim Boone -

This meeting was originally scheduled for January 16, and postponed due to a snowstorm. Jim Boone was not able to attend this new meeting date.

2. Election of Officers -

Christine Martens was nominated, seconded and unanimously voted to be the new chair. Charlotte Kahn was nominated, seconded and unanimously voted to be the new Vice Chair. Jeff Leland will remain the secretary.

3. Review Follow Up Action Items -

Due to not having the last set of minutes available the action items were tabled until the next PB meeting.

4. Approval of Minutes -

The minutes from the September 7, 2015 and the hearing minutes from the September 19, 2016 were not completed so no review could take place at this time.

5. CEO/LPI Status Report –

Ron Tozier resigned as CEO/LPI and police officer as of the first of the year. Christine has contacted Barbara Skelton who is the current Alternate CEO and she has expressed interest in the position. Discussions between Barbara and the Board of Overseer chair, Rob Boone, are forth coming. The Planning Board will make a formal recommendation to the Board of Overseers once we formally learn that Barbara would like to pursue the position.

Ron Tozier emailed a short status report which included the following comments.

1. Carrier violation order, going to the ZBA
2. Septic permit for Rob Boone, underway, on hold due to weather by Pat.
3. Permit for Mike Coyle, Permitted and paid.

6. **Zoning Map** –

Bill Cooper presented the new 2016 Zoning Map that was voted at the 2105 BIVC Annual Meeting. The board noted that any documents we use in the future should make reference to this new version. A discussion of and review of what outstanding land/lots line corrections might need to be addressed with Roger adding very helpful information. The BOO is working with John Wood and Kip Shields to settle an area that is problematic.

7. **Proposed Map Showing Location of Wells & Septic** –

A discussion took place to the value of having a map showing the location of wells, septic tanks, streams, and contour lines. Roger and Bill think this would be very worthwhile information to have, especially when considering future wells.

8. **Comprehensive Plan** –

The Comprehensive Plan was voted to accept at the BIVC Annual Meeting in 2014. It needs to be submitted to the state for a stamp of consistency. At this time, due to circumstances beyond the PB's control the Comp. Plan has not been submitted for the final stamp. Christine will contact Phil Carey at the Dept. of Agriculture, Forestry & Conservation to see what information he may be able to provide because the plan was submitted for an informal review in the spring of 2014. Christine will try to get the latest draft document and add the capital plan to it that Tony Debruyn drafted and submit it to the state for the stamp of consistency.

9. **2016 Proposed Zoning Ordinance Amendments** –

The Planning Board decided that if they bring any amendments forward this year it will be any of Chapter 1000 Shoreland Zoning Guideline changes that passed into law in January of 2015 that are applicable to Bustins Island.

10. **Chapter 1000 Shoreland Zoning Guideline Changes** –

The PB will review these changes in detail at our next meeting and consider which changes apply to Bustins Island and which ones we want to incorporate into our Zoning Ordinance.

11. **Pidges Cove Update** –

Jeff Leland updated the board that due to the high cost of stabilizing the bank at Pidges Cove it was unlikely that the island could afford to pursue this option. He introduced the idea of being able to move the road uphill towards the Spalding property should we ever

lose access to the road above Pidges Cove. The board also discussed other alternative areas that could be developed.

12. Review Overview Document for New Members –

Chris asked Charlotte if she would take the two current documents and bring them up to date.

13. 2016 Meeting Schedule –

March 12, 2016 @ 1:00 p.m. in Freeport
April 9, 2016 @ 1:00 p.m. in Freeport
May 30, 2016 9:00 a.m. Brewer Cottage
June 25, 2016 9:00 a.m. Community House
July 9, 2016 9:00 a.m. Brewer Cottage

A motion was moved, seconded, and unanimously voted to adjourn at 3:30 p.m.

Date

Christine Martens, Acting Secretary

To Do List

1. Warren will do a search for the term “Low Water Line” in the zoning Ordinance
2. Charlotte is working with Ali Taisey on action item #1 on Comp Action Plan for 2014
3. Roger continues to work with John Wood on a survivorship plan, including IP rights and Island access to editable files
4. Chris to contact Phil Carey
5. Chris to email John Wood about new map for well data
6. Charlotte to update Overview for new member document
7. Warren to consult with Rob Boone and Bill Dale, then ask Town of Freeport whether Planning Board or possibly Board of Overseers have authority and/or obligation to enforce current electric international code
8. Jeff to pursue formal agreement with John Wood for future rights

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
- 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
- Consider posting DEP cutting regulations to BIVC website