

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

To: Planning Board

Date: 1/07/2020

From: James Boone, Secretary

Corrected: 8/18/2019

Copies To: CEO, Appeals Board, Board of Overseers, Clerk

Approved: 8/18/2019

Subject: Minutes of the meeting August 18 2019

**Draft minutes not approved by the Planning Board**

The meeting was held at Bustins Island Community House on Bustins Island in Freeport Maine. Present were members Chairman Dave Gosnell, James Boone, Charlotte Kahn and associate member Dave McCoy. CEO Barbara Skelton was present. The chair appointed associate Dave McCoy as voting member for the meeting. The chair distributed an agenda for the meeting.

The meeting was called to order at 9:00 am.

1) Approval of Minutes – The minutes from the June 30, 2019 were approved with two corrections.

The meeting was paused to conduct a CUP hearing on the Dibrell septic system. The CUP hearing was called at 9:05am. Pat Reardon presented the new plan, which entailed the moving of the system to allow for a three foot buffer zone of the property line. The plans Pat presented did not clearly show the new buffer zone. The hearing was continued until September 15 2019 at 11:30 to accommodate a new set of site plans to be presented. The CUP hearing was closed without a vote and continued to a later date.

2) Review of Follow Up Action Items – Skipped till later in the meeting

3) CEO Report – Barbara Skelton informed the board that she had approved two sites for tree cutting. One site was on the property of Judy Hayes and the second site was on the property of John Roman. She also informed the board that she had received two building applications that will require CUP hearings. One for a shed and the other will be a septic improvement/replacement.

4) Upcoming Cups – Two to be scheduled for the spring, Barbara will provide more information once the applications are reviewed.

5) Review of the Rap product – This item was held till 10am.

6) New Members- The board was open to suggestions on new members. Suggestions were made, all prospective candidates must be property owners. Any suggested candidates will be forward to the BOO for approval and appointment.

7) Update on Island map of wells and waste sites- Dave Gosnell stated that the map is 70% to 80% complete. The Board will reach out to Islanders to help with filling in the gaps in the map. It was suggested that a review of past permits might give a more accurate location to some septic systems. Barbara informed the Board that the permits are stored in Falmouth and Sue Spalding might be able to assist in the matter as Island Clerk. Charlotte Kohn requested to begin to work on a water resource study that the BOO had worked on last year. Charlotte was given the go ahead to contact the BOO and see about continuing the study.

8) New Business- Barbara Alidades and David Norris wanted a site walk of Section C road (golf course area) to discuss the infringement on private property. They were informed that the BOO had dropped the discussion of the road adjustment and had decided to not move the road. The Board did agree to walk the site after the meeting and become familiar with the property and road in question. Owners to provide a proposal to remedy the road section in question.

2) Review of Follow Up Action Items – Continued from earlier in the meeting.

1. **The Board Members**- to continue work on Chapter 1000 in the fall. A brief discussion about splitting properties and how it will affect Ch1000 set back requirements.
2. **Jeff Leland** to look at revised Chapter 1000 from the legal aspect
3. **Dave Gosnell** to speak to the BOO about the RAP product.
4. **Dave Gosnell** to review the Building Permit changes on line.
5. **Dave Gosnell** to contact Barbara Skelton about permit requirements for a screen in porch.
6. **Charlotte Kahn** suggested to move the study of Chimney Sweeps, Solar Inspections to the Safety Committee.
7. **Dave Gosnell** to continue the dialog with John Woods on the Water and Waste management map.
8. **Dave Gosnell** to reach out to Hope Petrie for insight on the RAP product and its effects on the environment.

The Board completed the business of the meeting and opened the floor to community discussion of the RAP product currently used on Island roads. The Secretary counted 21 community members present for the discussion. Notable Islanders present were Tanya Sweatt Chairperson of the BOO. Crawford Taisey the Island Superintendent. John Roman an Island resident/property owner and professional material engineer.

A lengthy discussion was had on the product make up and the effects on the environment. Several Islanders spoke their opinions about the product and how they felt it effected the environment. John Roman was able to provide insight into the product make up and origin of the RAP. Several studies were introduced into the discussion. Hope Petrie is also familiar with the

product and will be contacted for her opinion on the subject. Tanya Sweatt wants the BOO to continue research and gather information prior to any decisions. She will create a Task Force of Islanders to study the issue. It was decided that the Island wells and road dust will be tested on-site to see if there is any effect from the use of the RAP.

A motion was made and seconded for the Planning Board to vote on a recommendation to the BOO to stop the use of the RAP until it can be determined if it effects the environment. The vote was 3 to 1 in favor of recommending to the BOO to stop the use of the RAP.

The Board then voted to close the meeting at 11:15am. A site walk of section C road to golf course preceded the adjournment of the meeting.

The meeting was adjourned at 11:57am.

Respectfully submitted,

James Boone, Secretary