

Planning Board
Bustins Island Village Corporation

To: Planning Board

Date: March 8, 2019

From: James Boone, Secretary

Corrected: March 9, 2019

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

Approved: March 9, 2019

Subject: Minutes of the meeting

Minutes approved by the Planning Board

The meeting was held at Freeport Public Safety Building in Freeport Maine. Present were members Chairman Dave Gosnell, Vice Chair Jeff Leland, Secretary James Boone, Craig Allard, Charlotte Kahn, and associate member Dave McCoy. CEO Barbara Skelton was also present. The chair distributed an agenda for the meeting.

The meeting was called to order at 9:32 am

1) Approval of Minutes – The minutes from the December 8 2018 meeting were approved with several corrections.

2) Action Items –

- 1) **All Board Members** to continue to read and research the components of Chapter 1000.
- 2) **Jeff Leland** to merge Chapter 1000 into our existing Zoning Ordinance.
- 3) **Dave Gosnell** to contact Department of Environmental Protection's Colin Clark about the course needed to follow to adopt option #3 in the Timber Harvesting Section.
- 4) **All Board Members** to further research the Hazard Tree section.
- 5) **Dave Gosnell** to review the Building Permit changes on line.
- 6) **Jim Boone** to arrange the use of the conference room at the Public Safety Building for the next meeting.
- 7) **Dave Gosnell** to call Tanya Sweatt to update the board on our discussion to encourage electrical and chimney inspection.
- 8) **Charlotte Kahn** will research and creating an educational handout on chimney sweeps and possible electrical work. To include possible list of vetted contractors for the Annual Meeting
- 9) **All Board Members** to research the Timber Harvesting section.

3) CEO Report – Barbara Skelton meet with Pat Readon. She has two applications that will require CUPs. Carol Dibrell is looking to put a septic system on Lot 39B Section B. Craig Allard has applied to put a septic system on Lot 3 Section E. Barbara has revised the permit paperwork (available on line), Dave Gosnell will review and give feedback. In discussion of the Comp Plan, Phil Carey could be a contact on the State level to advise if we will need to create another Comp Plan.

4) Chapter 1000–

A) Non-Conforming, discussion on how to move forward, keeping in mind of how the State plan affects different sections of our Zoning Ordinance. Would we be able to continue with our height set at 30 feet for all structures, rather the State adjusting height depending on the set back from the high water mark. Consideration also needs to be given to different sections of the Zoning Ordinance that will be effected by any changes made to the non-conforming section. The definition of non-conforming was discussed and defined as a current structure that does not meet today's standards. Also discussed was that new additions to non-conforming structures. New Additions cannot be non-conforming, they must be held to today's standards.

B) Timber Harvesting Standards in Chapter 1000, the discussion was relevant to the State allowing three options for the Timber Harvesting section. *Option 1* is the complete repeal of timber harvesting provisions from the shoreland ordinance. *Option 2* is adoption of the statewide standards. *Option 3* is to retain the current timber harvesting standards. The discussion focused on option 3, which seemed to be the best fit for our community. More research will be required before any option is chosen.

C) Hazard Trees section in Chapter 1000 was discussed. This section might be able to be adopted completely into our Zoning Ordinances, since the current ZO does not have a Hazard/Storm Damaged Tree section. This section could be placed in the ZO around page 64 after the section on vegetation.

5) New Business – The Board discussed a walking tour of the Island to complete the Well/Waste Map. Discussion on water management and new wells needs to be moved forward with the possibility of creating a plan of action for the Island.

The Board scheduled the next meeting for March 9 2019 at 9:30 am to take place at the Freeport Public Safety Building. The Board then voted to close the meeting at 11:27 am.

The meeting was adjourned at 11:27 am.

Respectfully submitted,

James Boone, Secretary