

BUSTINS ISLAND VILLAGE CORPORATION
Final (as of 7/15/07) Minutes of the Board of Overseers meeting held
May 5, 2007 – 10:00 AM
Freeport Public Safety Building, Freeport, ME 04032

The Board of Overseers met at 10:00 am at the Freeport Public Safety Building, Freeport, ME on Saturday, May 5, 2007. Those present were: Tony **DeBruyn**, Chair; Pat **LaFleur**, Vice Chair; Bill **Roberts**; Roger **Leland**; Scott Bonney, John **Garfield**, Treasurer; Sue **Spalding**, Clerk; Diane **Jellis**, Secretary; Charlie **Johnson** (MS/S). Also present for some or all of the meeting: Bill Cooper, Robert Ewing, Lorraine Leland, Al Spalding, Reed Tozier and Faith Baker.

1. Minutes

- a. **ACTION: A motion was made** (Leland), seconded (LaFleur), and passed unanimously to accept the minutes, as amended, of the meeting held on March 24, 2007.

2. Correspondence

- a. From BAC 2/13/07 Meeting Minutes
- b. From Pat LaFleur dated 3/31/07 a copy of an email sent to Officer Powers of Freeport reporting disturbance at her cottage on Bustins Island during the weekend of March 24, 2007
- c. From Pat LaFleur a copy of a letter to 7 Islanders dated 4/12/07 thanking them for recent monetary donations they made to the island
- d. From Bill Cooper the meeting notice and agenda for the Planning Board's Saturday, April 21, 2007 meeting
- e. From Sue Spalding an email dated 4/15/07 outlining a proposed article for tSP entitled "Outhouse Waste"
- f. From Sue Spalding an email dated 4/15/07 outlining a proposed article for tSP entitled "Board of Overseers Report"
- g. From Sue Spalding an email dated 4/15/07 outlining a proposed article for tSP entitled "Wells"
- h. From Sue Spalding an email dated 4/15/07 outlining a proposed article for tSP entitled "Dump"
- i. From Sue Spalding an email dated 4/15/07 outlining a proposed article for tSP entitled "Brush"
- j. From Faith Baker an email dated 4/13/07 entitled "Letter of Interest – ferry and parking related"
- k. From Bill Cooper a letter dated 4/25/07 to the BOO recommending James Nagle of Old Orchard Beach for appointment as BIVC Code Enforcement Officer and Licensed Plumbing Inspector and included Mr. Nagle's resume
- l. From Bill Cooper an email dated 4/25/07 entitled "DEP required Shoreland Zoning Changes" and included a 19 page attachment showing proposed changes to the Bustins Zoning Ordinance
- m. From Robert Boone, Sec to BIVC Planning Board, Final Minutes of Planning Board meeting held March 11, 2007
- n. From Bill Cooper a copy of an email dated 4/30/07 to Lyn McElwee entitled "CUP Application 2007-1" and included a 6 page attachment outlining hearing notice and the date of her public hearing to be held on Sunday, June 24, 2007.
- o. From Leslie Berry a copy of the final 2007 Lilly B schedule that she sent to the printer
- p. Letter from John Garfield dated 5/1/07 to the BIVC Clerk announcing the Appointment of Deputy Treasurers effective 1 May 2007 being Len Larrabee, Dan Jellis, and Kim Ryan.
- q. Email from Betty Kirkland dated 5/2/07 requesting that the tennis court maintenance be included in the BIVC budget.
 - 1) Discussion re Betty's request and OJGs research re authorization to pay Chris Martins for work done on courts including \$996 + \$400 + \$1300 and whether or not CABI pays materials, transportation, installation or BIVC and who is authorized to contract for such things. OJG paid \$996 for materials which will be paid back by the CABI
- r. Letter from Robert A. Konczal, Town of Freeport Assessor's Office to Chairman Tony DeBruyn re special assessments
- s. Bill from Al Frick passed on to OJG

3. Clerk's Report –

- a. Voting List – working on it

- b. Decided not to renew subscription to Maine Municipal Assoc. but there has been a bit of fallout as a result. We are no longer entitled to any services or publications. Cannot go to Workshops and Web Site without a password. No more Townsman. Still feels that services are not worth \$600 a year. Sue will try to find another way to access the information previously provided by the MMA.
- c. Books previously made available to members of BIVC have been collected and will now reside in the island library - there will now be two full sets in the island library
 - 1) Cottage Water Systems
 - 2) Create an Oasis w/Grey water
 - 3) Septic System Owner's Manual
 - 4) The Composting Toilet System
 - 5) The Humanure Handbook

4. Treasurer's Report – John Garfield

- a. See Treasurer's *Talking Points* dated 5/5/07
- b. OJG explained certain points that might be confusing in particular:
 - 1) The 07-08 budget numbers. Included is \$3,000 for tennis/golf. No capital spending of any kind. Boat figures are from the BAC. With three exceptions, the numbers are very close to 05-06 figures; although I do not understand the \$7,700 for PB, ZBA, CEO, Landscape, and Harbormaster. The three exceptions are \$5K for the dump, \$2K for honey pit, and \$0 for the constable.
 - 2) The budget's bottom line is PLUS \$33,867. Unfortunately, we have to pay \$36,295 as catch-up for the 06-07 year. Net is negative \$2,428.
 - 3) If we cannot keep Alden's \$2,400 as a "good asset" we will be down \$4,828.
 - 4) Known problems: Interest (\$6K) will be far less. PB, ZBA, etc. @ \$7,700 seems too high. Boat spending is much higher than 05-06 & 06-07. Top-line taxes will be \$10K less than last year – not reflected in the numbers.
- c. Tony DeBruyn – we must establish and define a max of CASCO fund so we know if we're too high or too low plus establish guidelines – job for Finance Committee
- d. Question came up re County Tax – does BIVC pay or does Freeport pay
- e. **ACTION: A motion was made** (DeBruyn), seconded (Bonney), and passed unanimously to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's register report dated 5/4/07 for the period of 3/1/2007 – 3/31/2007.
- f. **ACTION: A motion was made** (DeBruyn), seconded (Bonney), and passed unanimously to authorize the payment of checks written and submitted by the Treasurer in the Treasurer's register report dated 5/1/07 for the period of 4/1/2007 – 4/30/2007.
- g. **ACTION: A motion was made** (DeBruyn), seconded (LaFleur), and passed unanimously to accept the Treasurers report as presented by Talking Points dated 5/5/07.

5. Other Business

- a. A recommendation was made from the Planning Board that candidate James Nagle be employed as the new CEO and LPI. Tony DeBruyn clarified that the CEO and LPI reports to the BOO.
 - 1) **ACTION: A motion was made** (LaFleur), seconded (Bonney), and passed unanimously to accept the Planning Board's recommendation to engage James Nagle as the new CEO to serve out the term vacated by Doug Webster thru June 2007 and continue for a year from July thru June 2008. Nagle would be paid \$35 an hour plus expenses.
- b. Finance Committee – define what it is going to be and how it is going to proceed. May need a By-Law change. Create an Ad Hoc Committee to investigate what needs to be done to implement.
 - 1) **ACTION: A motion was made** (DeBruyn), seconded (Roberts), and passed unanimously to appoint Roger Leland and John Garfield with Len Larrabee as Chair to determine whether or not we should have a finance committee and what the By-Law change relating to the appointment of said committee should be, if any.
- c. **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to appoint Sue Spalding, Lorraine Leland, and Bill Cooper to serve on an Ad Hoc By-Laws Review Committee to study and propose By-Law changes if necessary.

- 1) Clarification of mission of Committee would be to propose solutions rather than language for change so BOO can agree with the direction the Ad Hoc Committee is taking.
- d. Review of tSP report of financial alternatives. See draft dated 5/4/07. Discussion and changes.
- e. The board discussed BIVC financing alternatives and how they might be framed in Annual Meeting warrant articles
- f. An open meeting for islanders for discussion and input concerning island issues was scheduled for Sunday, May 27, from 4-5 pm at the Community House

6. Maintenance Supervisor/Superintendent (MS/S) Report – Charlie Johnson

- a. Compost – septage/sewage waste – Trailer was built. CJ provided pictures. Can be converted to a general use utility trailer if necessary down the road. This trailer will hold 4 – 5 yards. Discussion re managing this trailer. Available by appointment plus 2 keys – Ron Sweatt and Charlie Johnson. We have permission from DEP to store it at the old Honey Pit site. No licenses needed but need a “sticker” to transport waste and one for Lilly B also. Predicts that probably will only have to empty once a season. This trailer was spec’ed and aspects of it recommended by Al Frick. Encourage people to clean in Spring rather than Fall so composting has begun.
- b. Brush Disposal – None at this time until further notice. Patriot’s Day storm caused more unexpected trees and brush. Ron Tozier purchased a chipper and proposes, w/island permission, to make private arrangements w/individual islanders to chip brush and BI would pay for chipping of “municipal” brush. Chip islander’s brush on islander’s property. CJ says no chipping (noise) on weekends. Also could do bulk of chipping prior to Memorial Day weekend. Chipper “could” be stored at dump or at Brewer cottage. What to do with “chips”?
 - 1) **ACTION: A motion was made** (DeBruyn), seconded (LaFleur), and passed unanimously to approve application submitted by Ron Tozier to bring a wood chipper to the island on May 7, 2007, be operated by Reid Tozier, and remove it from the island by November 30, 2007 and that the BOO waive sureties.
- c. Public Water – done – see previous minutes. Disabling and dismantling Sawyer and Indian Springs wells
- d. Transfer Station – applied for permits and licenses and completed application and now waiting for DEP to approve. In the meantime we can bring one container once a year for 30 days w/o a license.
- e. Control use of tractor – to be determined. Currently CJ has keys to tractor. Without brush pick-up need for tractor is predicted to diminish.
- f. Road conditions – some minor erosion in front of Richardson’s. Roadway and bank seems to be working and erosion doesn’t appear to be caused by road work we did.
- g. Additional work needed to be done at dump includes “dolling up” the area post work. Also needs to be “capped”. CJ will work w/Plante re fill for dump to stabilize mushy area (around \$5,000) with repro asphalt. Also it was pointed out that apparently we are exempt from storm water runoff compliance.
 - 1) **ACTION: A motion was made** (DeBruyn), seconded (Leland), and passed unanimously to allocate up to \$5,000 to CJ for additional improvements and resurfacing of dump area and roads near dump area with repro asphalt.
- h. Trash – Propose that Reid Tozier picks up trash and submits proposal to BIVC BOO as soon as possible so Board can consider it w/all variables including costs.

7. Committee Reports

- a. Parking Committee – Faith Baker reported that striping and lines are being done at Soule School and Brewer property so parking will be more efficient. Also enforcement of no parking is being done more vigorously. Faith explained the details of a possible pilot program being investigated that would shuttle people from the Park & Ride near “Maggie’s” to the Lilly B that would coincide with the Lilly B schedule. This pilot could possibly be for weekends only including Friday, June 29 thru August 4th and ending on that Monday with the 11:00 am boat. Early estimates of costs would be around \$3,000. The Town of Freeport would pay for it or Bustins could possibly share the expense by 50%. Faith would like to go to the May town Council meeting saying that the BIVC endorses this pilot program. Roger Leland announced that, in

support of the work Faith has done, he would match whatever funds are needed to make this happen.

- 1) **ACTION: A motion was made** (Leland), seconded (LaFleur), and passed unanimously to allocate up to \$1,500 toward the support and success of the pilot shuttle program for the summer of 2007.
- b. Planning Board – see Correspondence (2L) re DEP Required Shoreland Zoning Changes and Maine DEP Shoreland map
- c. Zoning Board of Appeals – Ruling from DEP vegetating cutting around ponds does not need permitting as long as pond size is not increased
- d. Public Safety – Details re new fire truck include approximate cost to retro fit additional parts to make it usable would be approximately \$550. Crawford Taisey has volunteered to pursue.
- e. Harbor Master – Reported on discussions held at Freeport Coastal Waters Committee meetings re language changes in CWC ordinance re parking requirements for Lilly B
- f. Boat Committee – No report
- g. Water Commissioner – It would be preferable to have the water committee test the wells before Memorial Day weekend each year.
- h. Landscape Committee – No report
- i. Brewer Cottage – No report

8. Public Comment – No public comment at this time

9. Future Meeting Schedule

- a. Sunday, May 27, 2007, 9:00 AM, Brewer Cottage (time changed from 10:00 AM)
- b. Sunday, May 27, 2007: Open meeting for islanders 4-5 PM, Community House
- c. Sunday, June 24, 2007, 9:00 AM, Brewer Cottage

Meeting adjourned at 3:00 PM