

**BUSTINS ISLAND VILLAGE CORPORATION**  
**Minutes of the Board of Overseers Meeting**  
**October 11, 2009 – 8:00 AM**  
**Brewer Cottage, Bustins Island, ME**

The Board of Overseers met at 8:00 AM at the Brewer Cottage on Bustins Island, ME on Sunday, October 11, 2009. Those present were: Tony **DeBruyn**, Chairman; Patricia **LaFleur**, Vice-Chairman; Roger **Leland**, Faith **Baker**, Scott **Bonney**, Sue **Spalding**, Clerk; and Linda **Sweatt**, Secretary. Also present for the meeting: Charles Johnson, Rob Taisey, Ron Tozier, Frank Kastenholz, and Patrice Kastenholz. The Chairman declared a quorum and the meeting began.

**MINUTES**

**ACTION:** A motion was made (Baker), seconded (LaFleur), and unanimously passed to accept as amended the minutes of the meeting held September 6, 2009.

**CORRESPONDENCE**

9/09/09 from C. Martens re Approved Planning Board Minutes for Meetings held on 6/28/09 and 7/6/09

9/18/09 from S. Spalding re Health Issue Alert: Eastern Equine Encephalitis

9/22/09 from B. Cooper re Planning Board Meeting Notice and Agenda for 9/26/09

9/22/09 from P. Blake re Letter on Change of Post Office Hours

9/23/09 from B. Cooper re Planning Board Meeting 9/26/09 Time Change

9/29/09 from C. Martens re Approved Minutes for the Planning Board Meeting 8/30/09

9/30/09 from B. Cooper re Attendance and Information from the Municipal Clients Seminar held on 9/30/09

10/04/09 from B. Cooper re Planning Board Appointments

10/07/09 from F. Baker re FY 2009 Freeport Town Report

10/08/09 from R. Boone re Planning Board Appointments

10/08/09 from J. Garfield re Treasurer's Report

10/09/09 from J. Garfield re Treasurer's Report Follow Up

**CLERK'S REPORT** – Sue Spalding

Sue stated there was no report at this time.

## **TREASURER'S REPORT – John Garfield**

Discussion ensued regarding the Treasurer's Report, which was emailed to all, containing John's Talking Points, End of the Fiscal Year '08 - '09 Report, and Reconciliation of the '08 – '09 Fiscal Year Report Statement with the treasurer's adjustments as needed in the reconciliation.

T. DeBruyn mentioned John's concern about the interest on the special funds. R. Leland stated that it should be kept simple with the interest as presently accounted. T. DeBruyn stated that the restricted use funds, such as the Jerry Baker and Brewer Cottage Funds, should have allocated interest into each fund where this money is expected to be used.

T. DeBruyn was pleased to note the final payment on the Lilly B mortgage. R. Taisey stated that D. Stager noted that when needed the replacement of the present Lilly B engine would be a large expense.

**ACTION: A motion was made** (DeBruyn), seconded (Leland), and unanimously passed to accept the Treasurer's Report.

## **MAINTENANCE SUPERVISOR/Superintendent (MS-S) REPORT –Charles Johnson**

### Fall Close Up Plans

Road Upkeep – Charlie will work with R. Tozier, who will use his excavator, on the roads and redo culverts.

Public Float – Charlie stated that the float was to be taken out next weekend but the Taisey brothers requested to have the dock left in until November 1<sup>st</sup>. Rob and Crawford Taisey will take care of the public float removal and will secure all island vehicles upon their leaving Bustins. R. Taisey has a dock which he is requesting to haul up on the public ways. Charlie mentioned the need for space to have R. Tozier work on the public float but this should not interfere. The Board approved R. Taisey's request.

T. DeBruyn stated that all equipment will be locked up and secured after November 1<sup>st</sup>. Charlie will try to get to Bustins the weekend of the November Board meeting to check on everything.

Sanitation and Gray Water System – Charlie reported that the honey wagon had been removed, cleaned, and returned. R. Taisey questioned the use of the approved gray water system at the Community House. R. Taisey stated that a waste pipe is needed from the Community House sink into this system. R. Tozier will call Frick to be sure this gray water system is approved. R. Taisey has a good plumber to do this work. Charlie will work with R. Taisey and R. Tozier to get an estimated cost to get this work done.

Community House – Charlie stated the Community House window screens have been put on the lower windows. C. Taisey has completed the window repainting and repairs as well as the replacement of the dormer windows.

F. Baker questioned storage in the School House building. Charlie stated that Bustins lumber for the second public outhouse to be rebuilt by J. Carrier is stored in the School House.

Fire Equipment – Charlie stated that he planned to drain the fire equipment, pumps and the North Yarmouth fire truck, on Monday, October 12<sup>th</sup>. The Dodge fire truck is needed for pulling floats and will not be drained yet.

F. Baker mentioned closing the medical room and removing the AEDs.

Charlie has taken care of the solar batteries.

Municipal Building (Store) – Charlie stated that the store foundation needs work. The minor foundation work is under the library flooring where the middle beam must be secured, trim, and realign the posts. There is also one pier under the Historical Society ramp which must be replaced and dug down to the bedrock. Charlie stated that P. Reardon proposed \$800 to do this work. R. Tozier suggested fixing all beams permanently.

**ACTION: A motion was made** (Baker), seconded (Bonney), and unanimously passed to accept P. Reardon’s bid of \$800 for the library footing work.

F. Baker requested work proposals from all contractors with whom the Board does business.

## **OTHER BUSINESS**

School House -- P. Kastnholz, as Co-president of the Historical Society, reported on the School House, which is presently used as a generator house, storing of stuff, and housing wood for the second public outhouse. It is in need of serious repair and not on secure footings. P. Reardon put on a new roof, for which the Historical Society paid. The Historical Society considers this building a concern of theirs to care and fix and secure this building. P. Kastnholz reported that there are desks in the root cellar of the farmhouse. She suggested it be used as a meeting house or allow island artists to have personal shows in this building. The Historical Society Committee has discussed moving the School House from its present location to public land in “downtown Bustins”. R. Tozier suggested a piece of public land between the Boyko property and the public outhouse. He stated the need for specific conditions for Appeals Board to grant front road setback, of which the road drainage in this area would have to be taken care.

T. DeBruyn discussed the general agreement to allow the School House building to be moved from public property to public property would not be a problem. He did question anyone having concerns about moving this building to the proposed location. P. Kastnholz stated that the Boykos are fine with this plan. R. Tozier stated that the 75 foot setback is a legal must and reminded the BOO that other boards will be involved for allowable permission.

S. Spalding stated that the Board should have a hearing because the building is island property. R. Tozier reminded all that for the needed conditional use permit (CUP) the abutters will be contacted with the right to verbalize and the Board will meet stringent committee policies. The public will have notice of this hearing. The Planning Board will open the hearing for all. At the CUP hearing all the reasons for this CUP such as the 75 foot setback from the road in placement of the School House building on this piece of property and all other conditions will be stated. F. Baker expressed her concern about the wishes of the public. S. Spalding stated she would research the ownership of the School House to determine ownership by the BIVC or BIHS.

R. Leland pointed out that the BOO should state approval prior to other boards hearings and approvals. He stated they needed the necessary time to start action for the other boards' involvement. T. DeBruyn concern was questioning whether this is appropriate for the island. S. Spalding suggested this proposal be written in the Store Porch to notify the public of these future plans. P. Kastenholz requested permission to get started because there is much to look into and plan for this project.

**ACTION: A motion was made by** (DeBruyn), seconded (Leland), and unanimously passed to approve the Historical Society's request to move the School House building from its present location to the proposed location on BIVC property between lot B-33 and the Store building with all costs to be born by the Historical Society.

Clearing Trees on BIVC Property – R. Taisey brought up a discussion concerning taking down trees on the undeveloped road to the right of the R. Thomas property. T. DeBruyn stated his concern on requirements and not a cost or risk for the BIVC for property owner's access. R. Taisey questioned personal property access by a vehicle through the undeveloped road. T. DeBruyn questioned the process in giving permission to cut trees in the access way. R. Leland stated that each request should specifically be brought to the BOO. R. Tozier, as CEO, brought up the care in cutting down trees and he saw no reason to take down trees. R. Leland noted that those lots needing accessibility are potentially buildable and should be considered upon needed approvals to build and would be conditional. T. DeBruyn requested seeing plans with more specifics for the BOO approval. S. Bonney mentioned the concerns of the potential seller of the property to need the road access. R. Tozier stated the concern to have more specific proposal information for all the boards involved for whatever permission is requested. T. DeBruyn stated that individuals should come to the BOO with their specific plans concerning access road needs. R. Leland stated that any trees on BIVC property which jeopardizes someone's property must be taken care of. R. Leland also stated there have been roadways which have been cleared and others are undeveloped. T. DeBruyn stated his concern about undeveloped roads which are not vehicle passable and what requirement does the BOO have to open up any of them. R. Leland stated this was a big issue.

Island Wells – S. Spalding mentioned the need to have Dan Jellis find out about our public wells within a specific time frame. The BOO is interested in having approval of our deep wells.

Freeport Town Report – P. LaFleur will take care of giving the island report for the Freeport Town Report. She will send the BOO members a draft and she would appreciate any suggestions.

Report on Personal Vehicle -- C. Johnson mentioned the personal lawn tractor with trailer is still parked and stored at the public dock. Even though there are carts stored on this property; they are not motorized. T. DeBruyn and R. Leland suggested we tell the owner that this tractor and trailer will be hauled off the island because the issue is that this vehicle is being left on island property.

Committee Appointments --

**ACTION: A motion was made** (LaFleur), seconded (Baker), and unanimously passed to appoint John Abramson First Aid Co-ordinator from November 1, 2009 through October 31, 2010.

**ACTION: A motion was made** (Baker), seconded (Bonney), and unanimously passed to reappoint Rob Taisey as Harbormaster from November 1, 2009 through October 31, 2010.

**ACTION: A motion was made** (LaFleur), seconded (Baker), and unanimously passed to reappoint Ben Carr as Advisor for the Bewer Cottage Committee from November 1, 2009 through October 31, 2010.

**ACTION: A motion was made** (LaFleur), seconded (DeBruyn), and unanimously passed to appoint Chris Martens as a full member and Charlotte Kahn and Warren Barrows as associate members of the Planning Board from November 1, 2009 through October 31, 2014.

**ACTION: A motion was made** (DeBruyn), seconded (LaFleur), and unanimously passed to reappoint Laura Vitali as Water Commissioner from November 1, 2009 through October 31, 2010.

The Zoning Board of Appeals needs four positions to be filled. S. Spalding has not heard from anyone to date.

F. Kastenholz will look into members for the Boat Advisory Committee.

**ACTION: A motion was made** (DeBruyn), seconded (Baker), and unanimously passed to reappoint Dave Stager as Boat Keeper from November 1, 2009 through October 31, 2010.

## **COMMITTEE REPORTS**

**Boat Committee** – No report.

**Brewer Cottage** – No report.

**By-Laws Review Committee** – No report.

**Finance Committee** – No report.

**Harbor Master** – No report.

**Landscape Committee** – No report.

**Planning Board** – No report.

**Public Safety Committee** – No report.

**Water Commissioner** – No report.

**Zoning Board of Appeals** – No report.

**PUBLIC COMMENT**

P. LaFleur stated for the record that she wanted to commend Ron Tozier as C.E.O. for his communication skills with the BOO. She stated that Ron had gone way beyond to get information and present it to this Board.

**ADJOURNMENT (10:46 AM) and FUTURE MEETING SCHEDULE**

Saturday, November 14, 2009 – 10:00 AM at the Freeport Public Safety Building, Freeport, ME

Saturday, February 6, 2010 – 10:00 AM at the Freeport Public Safety Building, Freeport, ME

Saturday, March 13, 2010 – 10:00 AM at the Freeport Public Safety Building, Freeport, ME

Saturday, April 17, 2010 – 10:00 AM at the Freeport Public Safety Building, Freeport, ME

Sunday, May 30, 2010 – 9:00 AM at the Brewer Cottage, Bustins Island, ME

Respectfully submitted,

Linda E. Sweatt  
Board Secretary