

# **Planning Board**

## **Bustins Island Village Corporation**

**To:** Planning Board

**From:** Robert Boone, Secretary

**Copies to:** CEO, Appeals Board,  
Board of Overseers, Clerk

**Subject:** Minutes of the January 24, 2009 meeting.

**Date:** January 31, 2009

**Corrected:** March 21, 2009

**Approved:** March 21, 2009

The meeting was held at the home of John Garfield in Yarmouth, ME. Present were members John Garfield, Marcia Hohn, Rob Boone, Dave Gosnell, Associate Member Christine Martens and Chairman Bill Cooper. Also present were islanders Ken Barrows, Rob Taisey and Faith Baker. Island surveyor John Wood stopped by after the meeting was underway. The meeting was called to order at 10:06 AM. The Chair distributed an agenda.

1. **Approval of minutes of the September 27, 2008 hearing and meeting** – The minutes of September 27 were approved with corrections.
2. **CEO/LPI report-** Ron Tozier was not present so there was no report.
3. **Correspondence** – Bill received a map of the island from John Wood showing elevations and water swales. When the island's financial situation improves, and the funding is available, the data will be given to MACTEC to be incorporated into the water model. Bill also presented a map and letter he received from John Wood that was addressed to Roger Leland and dated December 10, 2008. The map, Preliminary Plan Showing Proposed Road Acceptances in Sections A & E Bustins Island Freeport Maine, showed proposed road acceptances extending from Street E to the Fish property and the corner of Street A alongside the cottage of Tim Baker. There is an issue with the traveled way that currently connects the two proposed acceptances. It passes over private property owned by the Fish, Baker and Barrows families. Faith mentioned that her father would like to sell the parcel and the traveled way should be corrected. Rob Taisey has proposed replacing that traveled way with a road that would extend from the proposed portion extending from Street E to the Fire Barn. It would go across island property, Taisey property and Fish property and give legal access to the Baker, Taisey and Fish properties. It would also provide a quicker route for safety vehicles from the barn to that section of the island. There was some discussion of the area being too wet for a road. Rob Taisey did not think that was the case. Bill said that we would need to visually inspect the area to see what is involved. Rob Taisey said the Taisey's would be willing to give the Fish's some of the adjoining Taisey property to replace property the Fish's would have to contribute to the proposed road. While not taking a position on that idea, Rob Boone said he would like to keep some kind of access near the current traveled way for safety vehicles responding to Barrows in case they cannot access from the Street A direction. He thought it could be accomplished with John Wood's proposed shifting of the current traveled way along with the island receiving easements. Ken Barrows and Faith Baker indicated they were open to the various proposals that involve their properties. Further discussion will take place after the board has visited the site of the various proposals.
4. **Street Acceptances**– Bill said some correction of the previous acceptances is needed as some undeveloped roads were inadvertently accepted as traveled ways.

5. **Possible Zoning Ordinance Revisions** – Bill reviewed previous topics for proposed revision in the ordinance including clarification of when building permit is required, septic on substandard lots, and the effect of lot line adjustments on grandfathered lots but held further discussion until CEO Ron Tozier can attend.
6. **Comprehensive Plan Update** – Bill asked Marcia to lead the updating of the Comprehensive Plan. She accepted and discussed the Planning Board’s role working with the Board of Overseers to provide a septic pumping process for islanders. She will discuss it further with Ron Tozier and the Board of Overseers. Parking may also be part of the update. The board took advantage of Faith’s presence to get an update on the parking situation. Faith reported that the Down Easter train service is going to be extended from Portland to Freeport and Brunswick. That may present some parking and shuttle services that the island could use.
7. **Board Organization** – Chris Martens was nominated, seconded and duly voted to be secretary-replacing Rob Boone whose term expires in October. Bill and Marcia accepted being reelected as chair and vice-chair, respectively.
8. **Any other items**- Possible dates of March 14, March 21, or April 14 were mentioned for the next meeting. At this time, John Garfield said his home would be available on those dates. Bill will review and advise the date of the next meeting.

The meeting was adjourned at 12:01PM.

Respectfully submitted,

Robert H Boone, Secretary

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Follow-up/Action Items:

Corrections of Street Acceptances – Bill Cooper

Septic pumping coordination with the Board of Overseers – Marcia

Comprehensive Plan Revision - Marcia

- Section on septic disposal
- Seasonality of island
- Parking

Long-term Agenda Items:

Zoning Ordinance Revisions

- Clarify when a building permit is needed
- Lot sizes in Shoreland District vis-à-vis sub-surface septic systems (including gray water systems)
- Impact of lot line changes on a grand fathered lot.