

# Planning Board

## Bustins Island Village Corporation

**To:** Planning Board  
**From:** Christine Martens, Secretary  
**Copies To:** CEO, Appeals Board, Board of Overseers, Clerk  
**Subject:** Minutes of the September 6, 2010 meeting

**Date:** September 6, 2010  
**Corrected:** September 8, 2010  
**Approved:** November 6, 2010

The meeting was held at the Brewer Cottage on Bustins Island, Maine. Present were Chairperson Marcia Hohn, Dave Gosnell, Warren Barrows, John Garfield, Christine Martens, Charlotte Kahn, Associate Member, John Garfield, CEO/LPI Ron Tozier, and BIVC board members, Faith Baker and Bill Cooper. The meeting was called to order at 9:02 a.m..

1. **Approval of Minutes-** The minutes from the July 18, 2010 meeting/hearings were corrected. A motion was made to accept the corrections, seconded and voted to unanimously to accept with one board member abstaining from the vote because he was not present at the meeting/hearing on July 18, 2010. The previously approved minutes from the July 11, 2010 meeting/hearings were corrected. A motion was made to accept the corrections, seconded and unanimously voted to accept with one board member abstaining for the same reason stated above.
2. **Correspondence-** Marcia received an email from Patrice Kastenzholz stating that she was interested in serving on the planning board. Marcia will forward the email to the BIVC Board of Overseers.
3. **CEO/LPI Report-**Ron Tozier reports he responded to an email that BIVC Chairperson, Faith Baker received from Alden Carrier regarding Lot 69A and his future intentions. The letter was forwarded to island attorney Bill Dale. Bill Dale drafted a response to which Ron Tozier signed and delivered to Alden personally. Ron updated the planning board as to his conversation with Alden at that time. A second letter written by Alden Carrier was read to the planning board by BIVC Board Member, Bill Cooper. This letter has been forwarded to Bill Dale for which Bill Cooper is awaiting a response. Ron reported that he issued one tent permit to the Boone/Canu Family. Ron received a complaint for an oversized sign being used for real estate purposes. He spoke to the realtor and the sign was adjusted to meet the zoning ordinance requirement of 3 sq. feet. Looking ahead, Ron would like the board to look into initiating 208 electrical code which would require an electrical permit for solar installations. Brent McCarthy, the state plumbing inspector received complaints about Ron's septic work. Ron had already asked Brent to look at sensitive systems he's worked on here on the island so Brent is familiar with the systems sited in the complaint. Brent will follow up the complaints with a visit to inspect the septic systems.

#### **4. Updates-**

**Septic Pumping:** Roger Leland had his septic tank pumped successfully and at a reasonable cost by Pat Jackson. Marcia will write up the contact information for Pat Jackson and post it at the store and submit it to the Store Porch for publication. Faith would like people to know if they use this service, people need to coordinate the septic pumping with Charlie Johnson to avoid any traffic conflicts. Ron would like to be present for as many septic pumpings as possible to inspect the baffles in the systems.

**Water Study:** Marcia asked Faith if the BIVC could budget the water study into this years budget. Faith will look into the matter at the next BIVC meeting.

#### **5. Continuing Discussions-**

**Tenting:** Bill Cooper and Warren Barrows will discuss change or options for the zoning ordinance regarding tenting.

Also, Pat Reardon and Ron Tozier need to apply for a CUP for commercial storing on land in the General Purpose District.

- 6. Changes to the Zoning Map-** The board reviewed the map entitled, "Zoning Map", made for the BIVC, Bustins Island, Freeport, Maine by Island Surveys, Arrowsic, Maine dated August 3, 2003. Bill Cooper made note the map needs to reflect the individual lots created by the Taisey Sub-division and that the lines around Lot 52-A are not accurate. The planning board will review the map in the spring and defer corrections to the 2011 annual meeting.
- 7. New Board Member & New Associate Member-** Bill Cooper was voted to become a BIVC board member at the 2010 annual meeting so his term as a planning board member officially ended with his swearing in as a BIVC board member. Associate Member, Warren Barrows is moving to a full board member. There is currently an opening for an associate member. The board discussed ways to inform islanders of openings on the planning board. Marcia will write up the opening for the planning board and send it to the overseers and they will decide how to broadcast the information. Faith would like to have several names to consider for the position.
- 8. 2010-2011 Meeting Schedule-**The next meeting will be on November 6, 2010 at 10:00 a.m. at a place TBD. The first meeting for 2011 is January 22, at 10:00, at a place TBD.
- 9. Other Business-** Charlotte asked the board to review erosion sites in the future.

A motion was made to adjourn, seconded and unanimously voted to accept. The meeting adjourned at 11:17 a.m..

### **Follow-Up/Action Items:**

- Ron will email lead legislation to board members.
- Bill and Warren will review options for a municipal exemption to the zoning ordinance for next meeting.
- Bill and Warren will discuss change or options regarding tenting.
- Marcia will write up info. regarding septic pumping to be posted at the store and in The Store Porch.
- Marcia will write up opening for associate board member and send to overseers.
- Marcia will forward email from Patrice K. to the overseers.
- Marcia will write up a review of important issues from 2010 for next meeting and the board will discuss how best to communicate them.

### **Long-Term Agenda Items:**

- Noise Ordinance and Boat Houses
- Discuss solar system/fire issues
- Discuss electrical permitting
- Review Comprehensive Plan to add wording to help islanders know what people “can do” regarding cutting regulations
- Discuss adding permanent conservation easement to any lots added to Resource Protection
- Look at comprehensive plan in fall 2010 to address long term planning for municipal buildings (Marcia, Dave, and Warren)
- Review Zoning Map in spring 2011 for additions and errors
- Review erosion sites