

**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 July 16, meeting.

**Date:** July 18, 2011  
**Corrected:** September 3, 2011  
**Approved:** September 3, 2011

The meeting was held at the Community House, Bustins Island, Maine. Present were Chairperson Marcia Hohn, Dave Gosnell, Christine Martens, Charlotte Kahn, associate member Jeff Leland, CEO/LPI Ron Tozier, and BIVC Overseer, Bill Cooper. The meeting was called to order at 9:00 a.m..

1. **Approval of Minutes & Review of Follow-Up Items** - The minutes from the May 29, 2011 meeting were approved with corrections. The minutes from the June 19, 2011 meeting were approved as submitted. A motion was made to accept, seconded, and unanimously voted to approve the minutes from 5/29/2011 with corrections and the minutes from June 19, 2011 as submitted.
2. **Correspondence** – Marcia Hohn received correspondence from Marc Woodworth informing the Planning Board that he would like to build on Lot E 107 which is partly in the Shoreland District and the Resource Protection District. Marcia will respond to Mr. Woodworth, concerning the necessary requirements according to the Zoning Ordinance in regards to building on that type of lot when the building permit application is received.
3. **CEO/LPI Report** –
  - A. Ron Tozier reported that he had received a building permit application from Kim & Jim Ryan for a dormer addition to their cottage on Lot A-26 in the Shoreland District. The application was denied because it is in the Shoreland District and requires a CUP from the Planning Board. The \$75.00 building permit fee was paid with the application. The Ryans came to the meeting to ask questions about the permit application process and a hearing date was set for August 27, 2011 @ 9:00 a.m. at the Community House.
  - B. Ron received an inquiry from Lois Dennett as to the proper procedure to start the process to replace the stairs to the shore in front of her lot. Ron informed Mrs. Dennett that this would require a Permit by Rule from the DEP and a CUP from the Planning Board.
4. **Preparation for July 17, 2011 Hearings** – Due to Warren Barrow’s absence, Marcia made a motion that the board defers the tenting issue to 2012. The motion was seconded and unanimously voted to defer the tenting issue until next year. The board acknowledged their deep appreciation for all of Warren’s hard work he has put forth in drafting the wording for the tenting article.

5. **Annual Meeting Responsibilities** – The board discussed who would present Article 4 of the Warrant Article at the BIVC Annual meeting on August 6, 2011 and who would read the Planning Board report. Marcia will present Article 4 and Christine will read the report that Marcia drafts.
6. **Other Business**–Ellen Donovan, the chair of the Landscape Committee, inquired if the board would consider options for storing composting materials. Discussion took place and it was decided that a member of the Planning Board, Charlotte Kahn, would attend a future BIVC meeting to discuss options. Charlotte will work with Ellen on this initiative.

The meeting was adjourned at 10:25 a.m..

Respectfully Submitted,

Christine G. Martens, Secretary

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

- ~~-Marcia will put reminder in The Store Porch for septic pumping options~~
- Marcia will forward Sub-division package to Tony D. for posting with Comprehensive Plan
- Marcia will put possible Zoning Ordinance changes for solar electrical safety on agenda for the next meeting
- Marcia will respond to Marc Woodworth after hearing from Ron Tozier.
- ~~-Bill and Warren will continue to discuss changes or options regarding tenting.~~
- ~~-Bill and Warren will continue to review options for a municipal use exemption to the zoning ordinance for next meeting.~~
- ~~-Charlotte will email Comprehensive Plan list to board members and post notice in The Store Porch informing islanders of opportunity to be involved to work Comprehensive initiatives~~
- Deeds for road slivers need to be recorded
- Ron will write up information for The Store Porch about chimney safety, septic and solar issues
- Ron will email lead paint legislation to board members
- Ron will get a PDF document with Section 690 of the electrical code for the board for next meeting
- Ron will research question regarding lots that lie in two districts
- Charlotte to attend future BIVC meeting and work with Ellen on composting initiative

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

- Further corrections to island Zoning Map
- Review interim subdivision regulations
- Noise Ordinance and house boats
- 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