

Planning Board
Bustins Island Village Corporation

To: Planning Board
From: Jeff Leland, Secretary
Copies To: CEO, Appeals Board, Board of Overseers, Clerk
Subject: Minutes of the May 26, 2012 Meeting

Date: July 6, 2012
Approved: July 1, 2012

The meeting was held at the Brewer Cottage, Bustins Island, Freeport, Maine. Present were Chair, Christine Martens, Vice Chair, Dave Gosnell, Warren Barrows, Secretary, Jeff Leland, CEO/LPI, Ron Tozier, and BIVC Board member, Bill Cooper. Absent were Associate member, Dave Guernsey and Charlotte Kahn. The meeting was called to order at 2:12 p.m.

1. **Approval of Minutes**

There was discussion concerning the minutes from the April 28, 2012 meeting. Direction was given to the new Secretary, Jeff Leland, on how best to organize and present the minutes. Approval of April 28th meeting minutes was tabled until the following meeting.

2. **Review of Follow-up Action Items**

There was discussion regarding the Follow-up/Action Items from the April 28, 2012 meeting. All items that were not completed have been added to the Follow-up/Action List at the end of these minutes.

3. **Old Business**

a) Discussion followed regarding the CUP hearings for David Dickison and Ron and Linda Sweatt. Time and dates of said hearings are stated later in the Minutes.

b) Secretarial duties for the Planning Board were discussed. Direction was given to the new Secretary.

4. **New Business - approve budget 2012-2013**

a) The Chair presented a draft budget for the Board's consideration.

Newspaper Ads/Notices	\$ 750.00
Legal	\$ 750.00
Postage & Other Mailing Expenses	\$ 200.00
Copying	\$ 100.00
CEO/LPI - \$4000 & \$600 training allowance	\$4,600.00
Alternate CEO/LPI	\$ 100.00
Island Surveyor	<u>\$4,000.00</u>
Total	\$10,500.00

After discussion, a motion was made to accept, seconded, and unanimously voted to approve a budget of \$10,500.00. This will be forwarded to Pat LaFleur, Administrator of the Board of Overseers.

b) The Board took up consideration of appointing an Alternate CEO for the occasions when the CEO is unavailable. A motion was made, seconded, and unanimously voted to recommend Barbara Skelton as the alternate CEO to the Board of Overseers.

5. **Correspondence**

There was no correspondence for review.

6. **CEO/LPI Status Report**

The CEO reported a summary of a letter from Al Frick regarding the ADA requirements for the Community House outhouse. The CEO's preference is that this be a vault privy or a composting privy attached in some manner to the Community House.

7. **Set 2012 CUP Hearing Times**

Hearings were scheduled as follows:

a) July 1, 2012 – CUP Hearings

- i. 9:00 a.m. Dickison
- ii. 9:20 a.m. Sweatt
- iii. 9:40 a.m. Reardon
- iv. 10:00 a.m. BIVC vehicle storage
- v. Following the CUP hearings there will be a presentation and discussion regarding the Roads Review for 2012.

b) July 14, 2012 - Hearings

- i. 9:00 a.m. Roads
- ii. 9:30 a.m. Tenting - proposed revisions to the Zoning Ordinance

8. **Zoning Ordinance Revisions for Tenting**

Warren Barrows, with input from Bill Cooper, presented a detailed overview and led discussion of the proposed revisions to the Recreational Camping and Party Tent Warrant Article. Final revisions and modifications were made in preparation of the hearing set for July 14th as previously noted.

9. **Comprehensive Plan Presentation**

Dave Gosnell made a brief presentation regarding the Comprehensive Plan (the "Plan") giving the Board the present status of the new Plan. He indicated that without approval of a new Plan the existing one would continue in existence for another year. It was decided to table further discussions for one (1) year until the 2013 season.

10. **2012 Meeting & Hearing Schedule Review**

Much of this discussion took place earlier in the meeting as noted in paragraph 7. The Notice of Public Hearing regarding the Roads Acceptance was reviewed by the Board.

11. **Road Acceptances**

The Chair made a motion that the Planning Board submit to the Board of Overseers for inclusion in the warrant for the 2012 Annual Meeting an article or articles proposing:

a) To accept a certain plan entitled “Plan of a Standard Boundary Survey, ‘Island Avenue,’ Section E, Bustins Island, Freeport, Maine” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 12/05/11. This plan shall be certified as an amendment to the Zoning Map of Bustins Island dated August 2, 2003 as corrected through May 16, 2005.

b) To amend the zoning map of Bustins Island, Freeport, Maine made for the Bustins Island Village Corporation dated August 2, 2003 and revised to include corrections through May 16, 2005, by Island Surveys of Arrowsic, Maine. This map is a successor to the Bustins Island Village Corporation Zoning Map of Bustins Island dated September 1, 1975. By accepting the “Plan for Road Acceptance, Island Avenue, Section E, Bustins Island, Maine, dated 12/05/11”, the plan shall be certified as an amendment to the Zoning Map dated August 2, 2003 as corrected through May 16, 2005. Also, acceptance as a public island way means this is now a public street to be held and maintained now and in the future by the Bustins Island Village Corporation on Bustins Island, Maine, those portions of Island Avenue in Section E so set out and further described by metes and bounds all as set out on Schedule A attached.

The motion was seconded and unanimously voted to submit the articles.

It was noted that no hearing will be necessary regarding the article to accept the gifts or transfer of parcels of land associated with the Road Acceptance.

The motion was moved, seconded, and voted to adjourn at 5:00 p.m.

Date

Jeff Leland, Secretary

Follow-Up/Action Items:

1. Get David Dickison's email
2. Chair/Secretary to send written notice to the Board of Overseers of the recommendation of the appointment of Barbara Skelton as the alternate CEO.
3. Ron to email revised Building Permit to the Chair
4. Chair will follow up with PB members who have not completed Informational Act training
5. Deeds for road slivers need to be recorded
6. Ron will get a PDF document with Section 690 of the electrical code for the board for next meeting
7. Charlotte will work with Ellen Donovan to introduce composting initiative to the Comprehensive Plan
8. The Chair will email a copy of the revised budget to the Secretary
9. Bill Cooper is going to obtain four (4) large maps of the Snake Plan for the Road Acceptance and provide them to the Chair
10. Bill Cooper will obtain and provide to the Chair a plan with metes and bounds for the Roads Acceptance

Long-Term Agenda Items:

- Further corrections to island Zoning Map
- 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