

**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 July 14, 2012 Meeting

**Date:** July 14, 2012  
**Corrected:** Aug. 25, 2012  
**Approved:** Aug. 25, 2012

The meeting was held at the Brewer Cottage, Bustins Island, Freeport, Maine. Present were Chair, Christine Martens, Vice Chair, Dave Gosnell, Charlotte Kahn, Warren Barrows, Secretary, Jeff Leland, CEO/LPI, Ron Tozier, and BIVC Board members, Bill Cooper and Roger Leland. The meeting was called to order at 9:05 a.m. The Chair decided to skip to Agenda item no. 2, Approval of Minutes.

1. **Approval of Minutes**

The minutes from the July 1, 2012 meeting were duly moved, seconded, and unanimously voted to accept as submitted with corrections.

2. **Public Hearings:**

The Chair opened the hearings at 9:18 a.m. and reported that proper notification was satisfied with a first class mailing to all property owners, publishing of the notice in the *Brunswick Times Record* on June 25, 2012 and posting at the store and Community House on June 22, 2012.

a. **Public Hearing for Roads Acceptance.**

Roger Leland and Bill Cooper presented the proposed Article 4 of the 2012 BIVC Annual Meeting to accept a certain plan entitled “Proposed Conveyance, Section E, Bustins Island, Freeport, Maine” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 03/15/12 which plan shall be certified as an amendment to the Zoning Map of Bustins Island dated August 2, 2003 and as corrected through May 16, 2005.

There was no public opposition. There was discussion regarding what land and rights were being retained by Kitchin and whether riparian and dock rights would be retained. The hearing was closed at 9:52 a.m. The Board subsequently moved, seconded, and unanimously voted to support the roads acceptance as presented with added language that all dock rights and other riparian rights associated with Parcel B shall be retained.

b. **Public Hearing for Drainage Easement.**

The hearing was called to order at 9:52 a.m. Roger Leland presented. To accept the gift of a drainage easement identified on a plan entitled “Plan of Proposed

Drainage Easement West Shore Road Section E, Bustins Island, Freeport, Maine” made for Bustins Island Village Corporation by Island Surveys of Arrowsic, Maine dated 03/23/12 which plan shall be certified as an amendment to the Zoning Map of Bustins Island dated August 2, 2003 and as corrected through May 16, 2005.

There was no public opposition. The hearing was closed at 10:03 a.m. The Board subsequently moved, seconded, and voted to support the Warrant Article as presented. \*It is noted that, as the land and easement specifically affect the Chair, she abstained from the vote and excused herself during the public hearing.

c. **Public Hearing for Amending Zoning Ordinance Relating to Tenting.**  
The hearing was called to order at 10:03. Warren Barrows presented the proposed Article for the 2012 BIVC Annual Meeting.

There was no public opposition. Two islanders attended and asked questions that the board was able to answer. The hearing was closed at 10:30 a.m. The Board subsequently moved, seconded, and unanimously voted to accept the Amendments to the Zoning Ordinance related to tenting as presented with a special commendation to Warren Barrows for all of his efforts.

3. **Review Follow-up Action Items**

There was a discussion as to which follow-up items were completed and which needed to be carried forward for future action. The list was modified and is attached to the end of these minutes.

4. **Correspondence**

There was no correspondence for review.

5. **CEO/LPI Status Report**

a. The CEO reported that he is receiving calls regarding tree cutting. There are new DEP provisions that are at issue and need further modification.

b. Realtor calls are coming in concerning buildable lots. Potential buyers also are calling to ask what can be done on certain lots on the Island.

c. The CEO noted that the Tenting Ordinance, if it passes at the BIVC Annual Meeting, must be sent to Michael Morse at the DEP after the meeting.

6. **Vote to Submit Motion to Support Tenting Article**

No action was necessary.

7. **Annual Meeting Report**

Discussion ensued as to materials David Gosnell has prepared. Further direction was given.

8. **Date for next meeting**

The following meetings were scheduled:

- a. August 4, 2012 at 9:00 a.m.
- b. August 25, 2012 at 10:00 a.m.
- c. November 10, 2012 at 10:00 a.m.

9. **Any Other Items**

There were no other items.

The motion was moved, seconded, and unanimously voted to adjourn at 10:57 a.m.

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Date

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Jeff Leland, Secretary

**Follow-Up/Action Items:**

1. Ron to email revised Building Permit to the Chair
2. Deeds for road slivers need to be recorded
3. Ron will get a PDF document with Section 690 of the electrical code for the board for next meeting
4. Charlotte will contact Maine Experts regarding climate issues.
5. Charlotte will contact Dan Jellis to explore interest in Associate Membership in the Planning Board.

**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
- Climate change