

## **Planning Board Bustins Island Village Corporation**

**To:** Planning Board  
**From:** Kevin Petrie  
**Copies To:** CEO, Appeals Board, Board of Overseers, Clerk  
**Subject:** Minutes of the October 12, 2014 Planning Board Meeting

**Date:** October 12, 2014  
**Corrected:** March 14, 2015  
**Approved:** March 14, 2015

The meeting was held at the Leland cottage on Bustins Island. Present were Chair Warren Barrows (by phone), Charlotte Kahn, Christine Martens, Jeff Leland and Associate member Kevin Petrie. The CEO/LPI Ron Tozier joined for his section of the meeting. The meeting was called to order at 9:15 a.m.

The board voted to appoint Kevin Petrie to be a full member for the meeting and vote in place of David Gosnell.

1. **Review of Follow Up Action Items** -

Chair reviewed the To Do List to delete items that were completed.

2. **Approval of Minutes** -

Upon motions duly moved and seconded the meeting minutes for July 5, July 19 and August 30 were unanimously approved with corrections.

3. **Correspondence** –

The Board discussed whether we need an additional map that delineates voting authority. Warren agreed to explore this option, potentially using the laminated maps that Darby Mumford developed for islanders in 2009 as one input.

4. **Pidges Cove and Shoreline Restoration** –

Chris and Taylor Martens had Stephen Mohr of Mohr and Sereidin assess options to stabilize the shoreline bank in front of their cottage. Stephen said the bank growth is healthy, but recommended stabilizing the base to prevent extreme storm waves and groundwater seepage from causing further slippage.

This led to Board discussion of Pidges Cove shore restoration options. Groundwater seepage, topsoil runoff and storm waves appear to be the three primary risks in descending order of severity according to initial assessments by Ross Cudlitz, Steve Durrell of Prock Marine and Bud Brown of Eco-Analysts. Initial cost estimates are as follows:

- Shore restoration, including toe rock at the base and filter fabric with rip rap going up the slope: \$104,580 (per Prock Marine). Potentially divisible into two projects, one on each side of the stairway.
  - East Side of stairway: \$57,580
  - West Side: \$47,000
- Design creation \$5,000-\$10,000, per Eco-Analysts
- Permitting with state, etc. authorities: about \$7,000, per Eco-Analysts

Given the high price tag and possibility that slow groundwater seepage is a higher risk than a storm event, one financing option is for the Island to save \$5,000 to \$10,000 annually for a few years before proceeding with the restoration work.

The Board agreed that we need to further assess the risks and refine the cost estimates with additional third-party opinions, then share findings with the Board of Overseers. This includes a review of water runoff risks based on recent rainstorm photos and opinions from Freeport Town Engineer Albert Presgraves.

5. **CEO Report** –

Ron Tozier is investigating an islander’s re-construction of his dock ramp and compliance with zoning regulations. The islander has committed to providing Ron with pictures of old dock ramp that potentially was more than 50% destroyed.

6. **New State Shoreland Zoning Regulations**–

Board discussed new proposed state shoreland zoning regulations and eventual need to incorporate these into our zoning ordinance when and if they are approved by the state.

7. **Deed Status: No report**

**Future meetings:**

TBD

The motion was moved, seconded, and unanimously voted to adjourn at 11:20 a.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Kevin Petrie

**To Do List**

1. Warren to consult with Rob Boone and Bill Dale, then ask Town of Freeport whether Planning Board or possibly Board of Overseers have authority and/or obligation to enforce current electric international code

2. Warren to discuss with Bill Cooper and John Woods whether and how we might create a zoning lot map
3. Warren will do a search for the term “Low Water Line” in the zoning Ordinance
4. Warren to send Comprehensive Plan to State authorities now that he has the final necessary detail from Tony Debruyn
5. Warren, Kevin and Jeff to finalize initial Pidges Cove assessment and share findings with BOO in next few months
6. Warren to get necessary information to state to finalize Comp. Plan
7. Bill Cooper to get formal map from John Wood for Ron Tozier conveyance
8. Bill Cooper to contact Bill Dale for time frame allowed between notice and hearing
9. Kevin to send Warren relevant correspondence with Ron Lewis about map data
10. Kevin and Jeff to solicit other bid(s) for estimates on Pidge’s Cove.
11. Charlotte to share pictures of recent storm runoff as data point for Pidges Cove restoration assessment
12. Chris and Warran to determine off season Board meeting schedule
13. Chris to ask Sue Lee for mailing labels
14. Ron will send out new C.U.P. and Building Application forms for review.
15. Ron will make C.U.P. and Building Applications separate forms.
16. Dave Gosnell to email Chris 2014 PB report submitted at annual meeting
17. Simone to contact Pat Lafleur about item 1 on Comp. Plan
18. Simone to email report from Ron Lewis to Chris
19. Charlotte will follow up with Landscape Committee in Item 1 of Comp Plan action items.
20. PB needs to discuss whether they will pursue a grant for Pidge’s Cove for 2015
21. Jeff to pursue formal agreement with John Wood for future rights
22. Jeff to follow up on 2013 deeds for Island Avenue
23. Jeff to head up putting together proposal for Pidges Cove to present to the Board of Overseers.

**Long-Term Agenda Items [NEED TO UPDATE STATUS]:**

- Discuss Possible Zoning Ordinance Changes for 2014 – Storage on RP, Clarify permits in section 6.2 of ZO.
- Discuss solar system/fire issues
- Discuss electrical permitting
- Review need for informational handout to help Islanders know what people “can do” regarding cutting regulations.
- Continue to (i) investigate and identify BIVC coastal roads and property at risk of loss due to erosion from existing or projected increase in sea level and storm activity and intensity, and (ii) possible need for professional study of coastal bluffs to determine whether action is warranted, and if so, available options.
- Discuss Roger Leland’s road this winter (2014- 2105)