

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

To: Planning Board

Date: March 21, 2017

From: James Boone, Secretary

Corrected: March 30, 2017

Copies To: CEO, Appeals Board, Board of Overseers, Clerk

Approved: March 30, 2017

Subject: Minutes of the March 11, 2017 meeting

**Approved Minutes by the Planning Board**

The meeting was held at Freeport Public Safety Building in Freeport. Present were members Chairmen Bill Cooper, Dave Gosnell, Jeff Leland, Associate Members, Craig Allard, James Boone, Chris Martens (past member), Barbara Shelton CEO, Jim Boyko (Guest) and Elliot Spalding (Guest). The meeting was called to order at 10:00 a.m. The chair appointed associates James Boone and Craig Allard as voting members for the meeting. The chair distributed an agenda and draft minutes from the February 5, 2017 meeting.

1. Approval of Minutes – The minutes from the February 5, 2017 were approved as submitted with corrections.
2. Possible Upcoming hearings – Elliot Spalding present diagrams of his proposed addition to his cottage on lot 2 in Section C. It would be a ground level deck on the back-right side of the structure. His request was denied by the CEO, due to the fact that he would need a CUP. The timeline for the hearing requirements were explained to Elliot. He was informed that a hearing will be scheduled for June 10 2017 at 9:00am at the Community House on Bustins Island. Also discussed was the Garfield steps, the project will require a Permit by Rule from the DEP. At this time, it is not known if the filing for the Permit by Rule had been made or is in the process of being made.
3. CEO/LPI Status Report– Bill passed out an example of a possible way we could blend the Chapter 1000 State requirements with our zoning ordinances. The CEO had recommended treating Timber Harvesting, Non-Conforming Structures, Hazard Trees, Definitions, and Disability Variances as priority topics. Bill's example was for Non-Conforming Structures. Jeff Leland will draft the Disability Variances section. Craig Allard will draft the Timber Harvesting section. Dave Gosnell will draft the Hazards Tree section. Bill Cooper and Chris Martens will continue drafting the Non-Conforming Structures section. Charlotte Kahn will be asked to research and draft the Definitions section.
4. Engineering Data Continuity Plan, IP Rights- Roger Leland has an agreement in writing with John Wood for the IP Rights. Rodger was expected to bring the agreement in front of The Board of Overseers at their meeting which took place concurrently with the Planning Board meeting but at another location.
5. Shore stabilization update- Charlotte Kahn was not able to make the meeting, Jim Boyko made the presentation in her place. Jim has been working with Charlotte on this issue since it started. Jim informed the Board that two geologists were preparing a report on shore stabilization. The report would contain information from several sites that they

inspected including Bustins. The report is due next Tuesday, Jim and Charlotte will review the report at that time. Jim Boyko and Charlotte will arrange for a time to make a presentation of the report and the findings to the Bustins Community on a Saturday in July.

6. New Business – Bill Cooper put forth the subject of roads that need to be unaccepted. Bill believes that there the possibility that a few roads or portions thereof, need to be unaccepted at the annual meeting. Also discussed was the fact the currently Rosemary Jackson’s well for Lot E166-4 is located in the roadway. It was discussed that the road could be adjusted around the well. The discussion about zoning ordinances revolved around Chapter 1000.
7. Review of follow up action items – Several action items were discussed and removed from the list having been completed.
  - 1) **Charlotte Kahn** to contact **Ali Taisey** to inquire as to whether she is still available to work on management plan for invasive species. Reference Bustins Island Comprehensive Plan (page 44 section 9)
  - 2) **Charlotte Kahn** and **Jim Boone** to update Overview for new member document.
  - 3) **Dave Gosnell** will contact John Woods to arrange a “walk around” to assist in well locations this spring.
  - 4) **Jeff Leland** will work with **Chris Martins** and **Charlotte Kahn** to pull out on-going Action Items, not listed by year.
  - 5) **Jeff Leland** to inquire with **Rodger Leland** and John Woods to confirm that all paper work and deed filings for the road acceptance program are complete leaving only the “unacceptance” of some sections.
  - 6) **Bill Cooper** to contact Bill Dale about Rosemary Thomas’s well and other road issues.
  - 7) **Chris Martens** to contact Pat Readon to see his progress on the Permit by Rule for Garfield.
  - 8) **Chris Martens** to contact Marge Garfield and see how far along she is in the process of filing for the needed Permit by Rule.
8. Set date for next meeting – The next meeting was set for April 8, 2017 at the Freeport Public Safety building at 10:00am.

The meeting was adjourned at 11:51 a.m.

Respectfully submitted,

James Boone, Secretary