

Planning Board
Bustins Island Village Corporation

To: Planning Board
From: James Boone, Secretary
Copies To: CEO, Appeals Board, Board of Overseers, Clerk
Subject: Minutes of the May 27, 2018 meeting

Date: May 29, 2018
Corrected: June 17, 2018
Approved: June 17, 2018

Final Minutes approved by the Planning Board

The meeting was held at Bustins Island Community House May 27, 2018 on Bustins Island in Freeport Maine. Present were members Chairman Dave Gosnell, Craig Allard, Charlotte Kahn, associate members James Boone and Dave McCoy. The meeting was called to order at 12:00 p.m. The chair appointed associate James Boone and Dave McCoy as voting members for the meeting. The chair distributed an agenda for the meeting.

1. Approval of Minutes – The minutes from the April 7, 2018 were approved with two corrections.
2. Review of follow up action items – Several action items were discussed and some removed from the list having been completed.
 - 1) **Barbara Skelton** to talk to Dave Gosnell regarding updates to the Building permit.
 - 2) **Dave Gosnell** to speak to Ron Tozier about the removal of his construction materials down by the golf course as part of an overall beautification issue. They are on his lots but readily viewable from the road.
 - 3) Planning Board to take up discussion on the “Living Shoreline” Initiative at future meetings.
 - 4) **Dave Gosnell** to ask Barbara Skelton to serve as the CEO for the upcoming year.
 - 5) **Chris Martens** to contact Mike Morris.
 - 6) **All Board Members** to review and edit the Non-Conforming Structures statute and have prepared for next meeting. The approach of the edits will be to examine the state’s version and apply the areas that are applicable to Bustins Island. Keeping in mind that ours can be more restrictive than the state’s but not less restrictive.
 - 7) **Craig Allard** to bring his copy of the Wells (water supply) Map for the next meeting.
 - 8) **Dave Gosnell** to send a copy of the Comp Plan Action Items to all board members.
3. CEO/LPI Status Report – Barbara Skelton was not able to be present at the meeting.

4. Chapter 1000 ordinance changes focus on Non-Conforming Structures

The Board has made progress in adapting the State of Maine's Chapter 1000 to Bustins Island ~~XXXXX~~. The Board will continue to work towards the goal of completing this section within the next few meetings. The Board feels that adopting State of Maine's wording and using the Island current calculations are the most efficient way of getting the States approval.

5. Action Items for the Comprehensive Plan- The Board reviewed the following status action items.

2014

- (1) BY OCT 2014: Planning Board to consider management plans for mosquitoes, ticks, green crabs, Japanese knotweed, cat-tails, Japanese barberry, oriental bittersweet, poison ivy, deer, porcupines, mice, woodchucks, brown-tailed moths, and carpenter ants and dissemination of educational materials about Island pest management in both printed and electronic formats. *This is an on going project.*
- (2) BY OCT. 2014: Board of Overseers and/or Planning Board to consider ways to promote bicycle safety on dirt roads, an issue both to riders, drivers of Island vehicles and pedestrians. *This project has been completed.*

2015

- (1) BY OCT. 2015: Planning Board to consider ways to strengthen protections for the central portion of the Island as an aquifer recharge area vital to the long-term viability of the Bustins community through tax-reducing donations of conservation easements to such groups as the Freeport Conservation Trust or Oceanside Conservation Trust for Casco Bay. *This is an on going project.*
- (2) BY OCT. 2015: Board of Overseers to consider whether rerunning the MACTEC ground water model with revised data would be cost beneficial. *This is an on going project,*
- (3) BY OCT. 2015: With much of the private and island-owned property in the central part of the Island already included within the Resource Protection District, Board of Overseers to consider how to encourage additional protection of the central portion of the Island for its recreational and aquifer replenishment value vital to Bustins as a seasonal community, and detail necessary restrictions to ensure water quality and supply.
- (4) BY OCT. 2015: Planning Board to consider land use plans and zoning that protect the Island's fresh water supply, reduce coastal erosion and enhance natural features and resources by actively pursuing the addition of parcels to the Resource Reserve District guided by the results of the 2004 MACTEC ground water modeling study.
- (5) BY OCT. 2015: Planning Board to consider production of a map suitable for the plotting of wells, septic systems and other geographic, natural and social features with locations of buildings, wells and septic systems, energy sources and elevations.
- (6) BY OCT. 2015: Board of Overseers to consider options such as composting for the disposal of small brush and yard waste using state-of-the-art methods.

- (7) BY OCT. 2015: Board of Overseers and/or Planning Board to consider options for relieving limited dinghy tie-up capacity at the public dock for those dependent on private boats for their transportation.

6. CUP Hearings- Two possible CUP hearings were discussed. First the BIVC is looking into a project along the Golf Course, which would require a CUP. Second Mandy and Frank Meyer are looking into the possibility of added a shed and solar array to their property on lot 24 Section XXX. No specific information or application have been filed at this time.

7. New Business – No new business was brought forward to the board at this time.

8. Date for Next Meeting- The next meeting will be held on June 17, 2018 at 10 a.m. The location will be the Brewer Cottage on Bustins Island in Freeport Maine.

The meeting was adjourned at 1:41 p.m.

Respectfully submitted,

James Boone, Secretary