

**Planning Board
Town of Baldwin**

February 25, 2016

At 7:00 p.m., Chairman Norm Blake called the meeting to order.

Attendance: Fred Miner, Matt Fricker, David Strock, Nichol Ernst, and Josiah Pierce

CEO Wes Sunderland was also in attendance.

Minutes of the February 11, 2016 Planning Board Meeting were read and unanimously accepted.

Norm asked whether Julie Yarborough had received her conditional use permit. David said that he believe it had been sent, but he would check to confirm that fact.

Norm asked Wes if he had heard from the Dunnings about their situation. Wes responded that he had not heard anything.

Item #1: Dodge Oil Tanks

Jay Banks from Dodge Oil was present.

Norm asked Mr. Banks the status of the burn off kit that was referenced in the original CUP. Mr. Banks stated that it was in his car in the parking lot, but he needed to talk to Jason (Baldwin Fire Department) about what he needs to use the kit.

Mr. Banks stated that he would call Jason and show him how to use it with one the company's employees who are training to use it.

Norm asked how many of the company's employees were certified to use the kit. Mr. Banks stated that there were 8 in Gorham and 4 in Fryeburg who have licenses.

Norm asked who would be the primary contact for the Baldwin Fire Department? Mr. Banks stated that he would be the primary contact. Mr. Banks stated that he could give Jason the cell phone numbers of the other employees at the company who were certified to use it.

Norm asked Mr. Banks how he planned on addressing the two acre lot that was owned by Mr. Banks but used by the company as part of its business. The CUP does not mention the adjoining parcel owned by Mr. Banks.

The Board discussed whether it should review the two lots as one CUP, or have separate CUPs for both properties. The general consensus was that Mr. Banks should submit a

single application, which addressed the use on both properties, and then the Board would figure out whether it should issue a single CUP or one CUP for each separate property.

Norm said that the Board needs two things. First, we need the burn off kit, fully functional and the information on how the Fire Department is going to be able to contact someone to use it. Second, we need a statement of how Mr. Banks intends to resolve the spillover of the use to the adjoining 2 acre lot.

Mr. Banks agreed to get these two items complete by the next meeting on 3/10/16.

Mr. Banks was given a full copy of the 12/19/15 minutes, to allow him to see the various requests for information contained therein.

Jo wanted to discuss the general process for Mr. Banks CUP request. The Board and Mr. Banks discussed general timing issues, including whether the timing would be extended due to the need to hire independent experts to assist the Board's understanding of the project. Mr. Banks stated that Peter Holmes, from the State Fire Marshall's office, had been in the area. Norm observed that Mr. Holmes had not presented information to the Board. Jo stated to Mr. Banks that he should seriously consider the timing of his project so he did not feel rushed on it.

David mentioned that the 12/10/15 meeting minutes had a series of items that Mr. Banks needed to address, including providing information concerning the propane, oil, #2 hearing, etc. tanks that were on the premises. He talked through the 12/10 minutes highlighting the information needed, including the information regarding the safety features at the location. David asked whether Mr. Banks had located any other CUPs, other than the one that the Board had in its possession. Mr. Banks stated that he was not able to find any other CUPs. David stated that he would need to put all of the uses of the property into the proposed CUP because we would look at things like compatibility of uses and density of uses on the property. Mr. Banks said that every five years the tanks are evaluated by engineers.

Item #2: Board of Appeals

Wes indicated that there was a house in North Baldwin that was looking to put a front porch relatively close to the road. We all agreed that it was an issue that went directly to the Board of Appeals once (and if) the CEO denied the permit request.

The Board unanimously moved to adjourn at 8:30 p.m.