



Planning Board for The Town of Baldwin

Minutes for August 11, 2016

Present: Norm Blake, Jo Pierce, Nichol Ernst, David Strock and CEO Wes Sunderland.

Norm called the meeting to order at 7:00 p.m.

The Board waived the reading of the minutes of the last meeting.

Kathy Pierce (member of public) wanted to have a general discussion of the potential uses for the Baldwin Community Center (aka the former Baldwin Consolidated Elementary). Ms. Pierce stated that Kurt Olafsen had a list of potential uses that the Use Committee had discussed. The Board and Ms. Pierce discussed the various potential uses, and how the CUP process may be applied to the Center. All agreed that it was an unusual situation. The Board generally seemed to think that one CUP addressing the “community center” functions would be appropriate and then separate CUPs should be submitted for individual business uses.

Norm indicated that he sent an email to the Woods regarding the CUP for the pellet mill in which he reminded the Woods that the two year period expired in the next few months.

The Board had a brief discussion regarding an email (attached) sent around regarding Baldwin’s Shoreline Zoning Map, but did not substantively discuss the issue. David reminded everyone on the Board that we must not deliberate or discuss Board issues in group emails. All the Board members present agreed.

Norm stated that Dodge Oil was on the agenda. Copies of the original Dodge Oil CUP applications are attached. Norm reminded everyone that there had been a sight visit to the facility on July 30, 2016. Attached are photos from that sight visit, which will be used for discussion with Dodge Oil. Unfortunately, no one from Dodge Oil appeared at the meeting and Jay Banks did not contact anyone from the Board regarding his absence.

We had a general discussion of the Dodge Oil permit. David offered a list of suggested conditions for discussion, which included:

Annual Compliance Submission:

- 1. Certify that facility is in compliance with existing Conditional Use Permit, including:**

- A. All storage containers are operable and in good working order
 - B. Vegetation is maintained
 - C. Gates are operable and in good working order
 - D. Storage of vehicles and empty containers complies with CUP
 - E. Alarm system is operable and in good working order
 - F. All lighting is operable and in good working order
2. Certify that facility is in compliance with any applicable permits or approvals from the Maine Department of Public Safety.
 3. Certify that facility is in compliance with any applicable permits or approvals of the Maine DEP requirements, including, but not limited to, a Spill Prevention, Control and Countermeasure Plan.
 4. Certify that facility is in compliance with any applicable permits or approvals of the State Fire Marshall's Office.
 5. Provide notice of any spillage or leaks during the prior year, and any response to such incidents, and assurance that incident addressed consistent with Maine DEP requirements.
 6. Provide notice of any spillage or leaks during the prior year and assurance that incident addressed consistent with the Maine Oil and Solid Fuel Board (OSFB)
 7. Provide notice of any traffic incidents that occurred during the entering or existing of the facility, and fully describe any incidents that occurred.
 8. Certify that facility continues to be in compliance with all NFPA requirements, as amended or updated.
 9. Confirmation that annual Baldwin Fire Department visit has occurred.
 10. Confirmation that no notice of structural defects or weakness in Tower.

The Board also generally discussed some of the major areas of concern for the CUP, including:

1. The fact that Dodge Oil has not provided copies of the old CUPs, despite the fact that Mr. Banks stated he had copies and would provide them
2. The onsite storage of containers in specific, identified area.
3. The need for increased lighting.
4. The need for additional fencing/barriers
5. Potentially the need for an alarm (light/noise) system
6. The need for vegetation controls

7. **Having an annual inspection/compliance (If problem regarding credibility or credentials, Board can hire at applicants cost)**
8. **Obtaining in a copy of any DEP permit?**
9. **Allowing the Baldwin Fire Department to walk the property each year.**

Norm confirmed that the Fire Department had 3 – 5 members who would be attending the full training on September 25th.

Everyone hoped that Dodge Oil would contact the Board to set up a new meeting. We agreed that we would not have a meeting on the CUP unless Dodge Oil first contacted the Board to schedule a time.

Adjourned 8:25