

Baldwin Planning Board Meeting Minutes

3/23/2023

PUBLIC HEARING

Derek Holt and Gerry Brown along with their engineer, Jeffrey Amos, P.E. from Terradyn Consulting, LLC., presented an overview of the improvement that will be needed to construct 24 new accessible pull through campsites for Recreational Vehicles. Members of the Baldwin Planning Board, CEO Don Kent, Selectman Bob Flint and several neighbors were at the public hearing.

There were no comments or questions from the public. The public hearing was closed at 7:04 pm.

PLANNING BOARD MEETING

Following the public Hearing, Jo called the Planning Board meeting to order at 7:10 pm.

- Attendance: Jo Pierce, David Strock, Don Sharp, and Mike Ustin.
- Mike made the motion to approve the minutes for the 3/9/2023 meeting. This motion was seconded by David. The Planning Board unanimously approved the minutes.

OLD BUSINESS

Natures Wilderness – Phase 2 CUP Application

- Derek Holt provided a letter from the MRW's attorney explaining the level of ownership and a Certificate of Good Standing.
- Derek was asked if the property issue with Bernadette Monette had been resolved. He said that MRW's Bank and lawyer are reviewing the Monette's request and anticipated that a Quit Claim Deed for the five acres will be provided soon.
- There was a discussion about the maintenance of Marston Road. Selectman Bob Flint, who was at the meeting, said that MRW and the Town attorneys are working out a legal agreement for maintenance of Marston Road by MRW.
- Jo asked Jeffrey Amos if a new Trail Map will be prepared. Jeffrey said that there have been no changes to the trails. Jo asked why the Nature's Wilderness website says that there are 900 acres available for ATVs when the campground only has 456 acres. Derek said that MRW does own 900 acres and that there are ATV trails throughout the 900 acres. Jo questioned why the entire 900 acres were not included in the CUP application. Derek said that he was thinking about not allowing ATVs.

- David suggested that the existing CUP be amended for Phase 2. Conditions that no longer apply should be struck out and new conditions that apply to Phase 2 should be appended to the existing CUP that has the strike outs. David volunteered to go through the existing CUP and prepare a rough draft of the conditions that he thinks do not apply and new conditions that do apply to Phase 2. His rough draft would be reviewed by Planning Board at that the next Planning Board meeting. All the Planning Board Members that were at the meeting agreed.

McNeil Subdivision

- Don Kent forwarded Gary McNeil's application for a 4-lot subdivision of Map 7, Lot 27 that is located on Humming Board Lane. Supporting plans and information were included with the application.
- The Planning Board accepted the application and scheduled a site walk for 9:00 am on April 8, 2023, followed by a Public Hearing to be held prior to the regularly scheduled Planning Board meeting on April 13, 2023.

Doyle CUP

- All Planning Board members that were present at the meeting signed the Supplemental Conditions that were attached to the Planning Board, Standard Conditions for the CUP. Two copies of the signed CUP were forwarded to the CEO. A copy of the signed CUP is attached to these minutes.

NEW BUSINESS

- There was no new business.

MEETING ADJORNED AT 8:20 PM

DRAFT