

Baldwin Planning Board Meeting Minutes

I. Call to Order

Began with a public hearing called to order by Norman Blake at 7pm for Wayne Fuller CUP for a gravel operation on Map 2 Lot 92.

II. Public Hearing for Wayne Fuller CUP

Public had no commentary, Wes Sunderland stated he had no concerns. Planning Board had no concerns.

III. Roll Call

Norman Blake, Josiah Pierce , David Strock, Fred Miner, Nichol Ernst. Matt Sanborn alternate, Wes Sunderland CEO, Selectmen James Doloff and Dwight Warren

IV. Reading of the Minutes From Last Meeting

Waived the reading of the minutes. Approved. Approved the minutes. Approved.

V. Open Business

- a) Gerry Brown from Nature's Wilderness submitted a document stating no endangered species on the land and said he was working on obtaining a document from DEP stating that there are no current violations. Stated there were complaints/concerns but never any actual violations. Blake asked for documentation of concerns that were raised by DEP and what was done to remedy the concerns. Brown stated there will be more documentation to present in the next meeting. Blake requested that selectmen document a list of violations that exist per the town of Baldwin. Blake also encouraged that they work on getting the traffic study conducted.
- b) Wayne Fuller CUP—
 - Hours of operation: 7am-5pm Monday through Friday, 7am-1pm on Saturdays. No operation on Sundays.
 - Discussed that extraction of an esker and agreed not to go below the 320ft of elevation. Discussion ensued about whether a hydrological study is still required. Ernst raised the question of pollution to ground water being separate from depth of ground water. Strock brought up if it says we need a study, then we need a study. Pierce moved we find as fact that if the operation stays 320ft above mean sea level than they will stay at least 5 feet above ground water and will not trigger the hydrological study requirement. Miner seconded. The vote passed, Strock voted in opposition.
 - Traffic study was discussed and professional engineer Vafiades study was presented. Strock made a motion that we accept Vafiades report as the traffic study as required in 10.6C 16(b). passed unanimously.
 - Noise was discussed. No crushing of rock occurring on site. A noise study was not conducted and the applicant asked that this requirement be waived. Discussed that only loading and screening of product will be

allowed on site and crushing will be prohibited as a condition. Ernst made a motion that the noise study be waived. Pierce seconded. Strock brought up concerns regarding waiving the noise study. Pierce stated that the ordinance is confusing. Strock stated that we are setting a dangerous precedent. Pierce withdrew his second to the motion. Applicant agreed to do a noise study. Applicant asked for a threshold for noise since there is no noise ordinance. Agreed to conduct a noise study at his current pit in order to give the board an idea and return to our next meeting.

- Discussion was brought up about buffers of vegetation needing to be 100ft from right of ways and 200ft from all other boundaries. Fuller agreed to do 250ft buffer from route 11 right of way.
- Reclamation plan was submitted and the requirement to put back 4in. of loam was discussed.
- Blake suggested that annually during the month of April the land owner provide the board with a measured survey of the site showing areas in production, awaiting reclamation and in reclamation. The planning board may, at its discretion, require a professional survey. The applicant shall also provide evidence each April that the bond is in place and up to date, insurance coverage is up to date, the reclamation material is still on the property and all conditions are being followed.
- Reclamation bond is required of \$150,000 with town of Baldwin as a signee
- Strock brought up signage to warn about trucks entering. It was stated that this is a State matter, not something the planning board or town can require.
- Agreed that applicant will return with a copy of insurance, bond, and a noise study.

VI. New Business

- a) Baldwin Auto Sales, LLC Sergio Motaco, Christopher Pementa, and Larry Eliason. Property owner Jay Banks was not present.
 - Submitted an application
 - Discussed 20-25 vehicles, no repairs at facility, no handling of liquids or vehicle fluids.
 - Plan to subcontract all work on vehicles be done off-site.
 - Discussed concern regarding display area and number of cars plus parking of staff and customers. Discussed a public hearing on September 13th.

VII. Adjournment

Motion to adjourn at 9pm. Approved

Submitted by: Nichol Ernst