

MEETING MINUTES OF THE  
TOWN OF BALDWIN PLANNING BOARD  
June 10, 2021

Planning Board Members Present: Matt Fricker (Chair), Tracy Grisez, Jo Pierce, David Strock, Matt Sanborn, and Don Sharp

Minutes from the prior meeting were approved by unanimous vote.

Walden Solar Maine made a presentation, including providing a new drawing of the proposed project.

- Katelin Nickerson, from Flycatcher, and Paul Williamson, from Walden Renewables, explained that the projected needed to be changed due to the status of Town Farm Road. The new plan was to split the project in two on either side of Town Farm Road and add an access road down in the middle of the project roughly perpendicular to Route 113. The project would be connected by an underground connection under Town Farm Road.
- For reference the LOD would be the limit of disturbance and the LOL would be the limitations of the leasehold interest.
- Chair Fricker noted that he felt the applicant should consider using the exiting road cut used for the logging landing because it seemed to allow a safer access to Route 113. He was also concerned with the impact of using Deacon Road as the primary access point to the project. He commented that several people (landowners, hunters, and mailperson).
- Chair Fricker also commented that he was concerned about the change in the project because the new design reduced the visual buffer on Deacon Road. The Applicant noted that the site law analysis would include a visual impact analysis.
- Chair Fricker asked that a sight line analysis be conducted to determine which access point would be safer – Deacon Road or the logging landing access point.
- The Board and the Applicant discussed next steps, which would include:
  - A line of sight analysis, safety analysis let us know which construction entrance would be preferable from a line of sight/safety perspective
  - The Applicant could return on 6/24/21 for further discussion.
  - Chair Fricker suggested that an independent analysis would be preferred.
  - The Applicant stated that they would be submitting the site location application to the State of Maine shortly.

Chris Burnell's Request for a Conditional Use Permit: The CEO, Wes Sunderland, confirmed that Mr. Burnell has decided not to pursue a CUP.

Subdivision Ordinance –

Bob Flint explained the document and the reason that the Town needed to change its ordinance. The Board reviewed the changes suggested by Mr. Flint. The Board agreed to place the topic on the next meeting's agenda.

#### CEO Report

- The CEO stated that there was an asbestos removal occurring on Harris Road
- Longroad Energy – was proceeding with its project and had obtained a building permit
- The Town should consider a Solar farm ordinance - Mr. Sharp agreed to find few options for the Town to consider.
- The CEO stated that the individual building on Route 107 near Grant Road was informed that he could not build on the second lot, or have a driveway onto Route 107 without coming before the Planning Board because the property was in the subdivision.

Chair Fricker raised a concern about LD1312 discussion. The law would limit towns' authority to limit accessory structures. Ms. Grisez reviewed the proposed statute and commented that the State was attempting to make it easier to have ADUs. She suggested the Town figure out who is backing the changes, go to public hearings, and proposed different language. Mr. Pierce suggested that he would contact our representative and Mr. Fricker stated he would contact Bill Diamond.

A member of the public questioned whether Nature's Wilderness Resort was living up to its CUP. Mr. Strock agreed to circulate the list of items discussed at the compliance meeting with NWR last year.

Motion to adjourn – 9:15 p