

Baldwin Planning Board Meeting Minutes

12/8/2022

- Jo called the meeting to order at 7:00pm
- Attendance: Jo Pierce, Matt Fricker, David Strock, Don Sharp, Mike Ustin
- The minutes for the 11/10/2020 Planning Board meeting were unanimously approved
- Old Business

Gary McNeal

Gary McNeal appeared before the Board to discuss the creation of a new lot at the end of Hummingbird Lane, a private road. Gary said that there is an old map that shows the subdivision of the parent lot into 4 lots. Now there are 5 lots. At the present time there are 2 houses on Hummingbird Lane. Gary was referred to the definition of “Frontage” in Article 2 of the Land Use Ordinance of the Town of Baldwin, that states, “a private way created by a deeded right-of-way which is a minimum of 60 feet in width, which serves no more than two lots, neither of which shall be part of a subdivision which meets all of the requirements for the district in which it is located, and which meets the following standards for improvement.”

There was a discussion about whether the new lot could be created without making a new subdivision. It was the Board’s recommendation that Gary submit an application for a subdivision to create the new lot. The Board also suggested that if Gary intended to create any more lots, the lots should be included in the subdivision.

Jermaine Faulk

Greg Braun, the attorney for Jermaine Faulk, along with Elizabeth Beane attended the Planning Board meeting. Mr. Braun presented a Quitclaim Deed and sketches for the proposed kennel structure. Mr. Braun stated that the dogs had been removed from the property and that Mr. Faulk was now in compliance with the ordinances. Don Kent, the CEO confirmed that the dogs had been removed from the property 12/1/2022 and that an application for a CUP had been re submitted on Friday, 12/2/2022. An application fee of \$150 was received on 2/5/2022.

A perspective drawing that was included with the sketches showed the structure would be an open structure surrounded by a solid wooden fence. One of the neighbors that attended the meeting was concerned that the wooded fence would not contain the dog barking. It suggested that the kennel structure should have solid walls on all four sides, similar to barn construction.

The Board requested that the applicant submit a site plan that shows that the kennel structure will be more than 100 feet from a property line, and cautioned that tax maps are not accurate and a survey would be preferred. The Board requested that the location of the structure be staked out for the site walk. The Board also requested that the applicant submit proof of insurance. Elizabeth said that she has proof of insurance.

Selectman, Bob Flint, was at the meeting and said that complaints about dog barking had been received but no violation had been issued by the Town, and also said that if a barking complaint is made after a CUP is issued a violation will be issued.

Following this the Board decided to accept the application for a CUP to construct the kennel and voted to schedule a site walk on December 23, 2022 at 3:00pm and public hearing on January 12, 2023. During the public hearing the application will be reviewed for completeness.

A copy of the application and information submitted is attached to these minutes.

Meeting with CEO

Don Kent expressed a need to create a filing and information recovery system to see the history of CUPs, subdivision and other information pertaining properties in the Town. Different ideas about how to best accomplish this were discussed. David Strock is presently leading an effort to recover previous Planning Board minutes and CUPs. More work needs to be done on this.

- Meeting ended at 8:45 pm