

Baldwin Planning Board Meeting Minutes

April 27, 2023

Jo called the Planning Board meeting to order at 7:00 pm.

- Attendance: Jo Pierce, David Strock, Don Sharp, and Mike Ustin
- Mike made the motion to approve the minutes for the 4/14/2023 meeting. This motion was seconded by David. The Planning Board unanimously approved the minutes.

NEW BUSINESS

Alton Clark CUP

- Alton Clark presented an application to the Planning Board for a Conditional Use Permit (CUP) for an expanded use of this property located at 9 Bridgton Road in East Baldwin, Map 1C, Lot 76. The expanded use includes: An auto repair and state inspection station; auto, boat and equipment sales and rental; outside boat and RV storage; and the construction of a pole barn for storage.
- There was a question about the status of the work that was done under a previous CUP. Alton said that he was still needed to have a plumbing inspection.
- Jo asked Alton about a wedge of property on Alton's property that he understood belonged to the Library. Jo said that the wedge of property should be shown on Alton's property survey.
- The plan that was submitted with the CUP application did not show any of the proposed improvements. Don asked Alton to provide a plan that shows the location of parking for auto and boat sales, boat and RV storage, pole barn and access drive. Alton returned later in the meeting with a hand drawn plan showing the proposed improvements.
- The Board then accepted the application and scheduled a site walk on 5/13/23 at 9:00 am followed by a public hearing on 5/25/23, prior to the regularly scheduled Planning Board meeting.

23 Rocky Dunn Road

- Ed and Melisa appeared before the Board to ask if the Board would wave a deed restriction that prohibited the placement of a trailer on the property. David thought that it may be a problem if the lot was part of a subdivision, and the trailer prohibition was a

condition of the subdivision approval. After a review of the deed, it appears that they may have had the wrong deed for the property.

MEETING ADJORNED: 8:15 pm