

Planning Board

Town of Baldwin

October 11, 2018

Norm Blake called the meeting to order at 7:00 PM. Other Planning Board members in attendance were Fred Minor, Jo Pierce and David Strock who arrived late. CEO Wes Sunderland and Selectmen Jeff Sanborn and Dwight Warren were in attendance as were Wayne Fuller and his father, Gerry Brown, Jon Whitten, and Kurt Olafsen.

The reading of the minutes was tabled until the next meeting.

We took up the application of Wayne Fuller for a gravel pit. Wayne produced a noise study which Norm reviewed. Wayne indicated that the trucks would make a loop through the property and avoid backing up.

There was a motion to accept the noise study as presented, seconded and passed unanimously.

It was pointed out that our Secretary was not with us. We went over what we will require on the CUP but will vote at the next meeting.

Conditions for Wayne Fuller:

- 1) Hours of operation 8:00 to 8:00 Monday through Saturday
- 2) No crushing
- 3) The internal roads will be dust treated
- 4) Our "Standard Conditions" will apply
- 5) No material will be brought in

- 6) There will be no storage of petroleum products
- 7) There will be a reclamation bond with an escalator clause. The amount was not determined
- 8) All soil for reclamation will stay on the property
- 9) The material will be removed in two phases. The first phase will be completed including its reclamation before the second phase is started. The reclamation will be guaranteed for 18 months
- 10) Compliance with noise limits outlined in the noise study will be maintained
- 11) The applicant must receive approval from the MDOT for sight access

We will vote on the application at our next meeting.

We next took up the Natures Wilderness matter. Jon Whitten talked about the newest form of the application which he presented to us. During the discussion David talked about Acres of Wildlife which has just submitted a subdivision application to the town of Standish. The Town is also looking at various other property taxing issues. Buddy Benson is currently the Town Planner but he is leaving soon.

Jo suggested we treat the application from Natures Wilderness as a campground and call everything else in the application an accessory use. The cabins we would treat as we would motel rooms.

David would like to know from our town lawyer what we should consider this application, a campground, a subdivision, major or minor, or a hotel? Also should we consider the different parts differently or as a whole? And What is a dwelling unit and what is a motel room?

We discussed the storage of campers during the off season.

Gerry will research what his opinion is of the town imposing a nightly lodging tax such as is imposed throughout the world. \$2 a night was suggested.

There appears to be a signed agreement between Natures Wilderness and the Town of Baldwin on the Marston's Pond Road. The Planning Board does not have a copy of it.

Respectfully submitted
Assistant to the Secretary,
Josiah Pierce