

Baldwin Planning Board Meeting

Minutes

June 13, 2024

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Jo Pierce, David Strock, Matt Fricker, Mike Ustin, Don Sharp
- Bob Flint was also at the meeting.

OLD BUSINESS

Steve Wilkins application for a Conditional Use Permit for an Antique Mall in the former West Baldwin Grange Hall was reviewed by the planning board. Each item of the check list in Section B of the CUP application was reviewed and the following was found.

- 1.a The existing building was formerly the West Baldwin Grange. The proposed use similar to previous use of the building.
- 1.b The former existing parking lot can accommodate 27 cars. This is greater than what is required. Truck deliveries will be made at the rear of the building.
- 1.c All exterior lighting exists and is mounted on the building.
- 1.d During the site walk and Public Hearing there were no objections to the proposed use raised by the neighbors.
- 1.e No exterior improvements are proposed that could have an impact on surrounding properties.
- 2.a All parking shall be on site. There will be no parking on Route 113.
- 2.b The antique mall will only be open during normal business hours. Pedestrian crossing of Route 113 will be at their own risk.
- 2.c Route 113 has the capacity to handle traffic entering and exiting the site.
- 2.d Not applicable. No improvements to the existing storm drainage system is necessary.
- 3.a The site is not in a flood plain.

A motion was made by Matt to approve Steve Wilkins CUP with the following conditions.

1. No additional lighting to be provided on site. All lighting to point downward.
2. The maximum size of a sign is 20 square feet. The existing sign on the front of the building is acceptable. Flags are considered temporary and acceptable.
3. Signage saying, "No Parking on Route 113" shall be provided. The antique mall manager shall ensure that all parking will be on site.
4. The operation of the antique mall shall be consistent with all information contained in the application for a CUP. The Planning Board Standard Conditions also apply.

Mike seconded the motion, and the Planning Board unanimously approved the CUP with the above conditions.

NEW BUSINESS

There was no new business.

OTHER BUSINESS

The date and time for the Public Hearing for discussion about revision to the Town's cannabis ordinance, revision to the Town's land use ordinances to bring them in compliance with LD-2003, and a new ordinance to bring the Town in compliance with the National Flood Insurance Program has been rescheduled for July 1, 2024 at 7:00 pm at Town Municipal Building followed by a Town Meeting to be held on July 23, 2024.

MEETING WAS ADJORNED AT 8:03 pm.