

Baldwin Planning Board

Meeting Minutes 12/10/2020

Roll Call: Planning Board Members: Chairman David Strock, Jo Pierce, Bob Flint  
Board of Selectmen: Dwight Warren  
CEO: Wes Sunderland  
Others: Dave Kane of Longroad Energy – Solar Farm  
Steve Knapp, Environmental Scientist (Wetlands) – Solar Farm  
Brooke Barns of Stantec – Solar Farm  
Mr. Van Hertel - Freemont and Sandpond Woods subdivisions  
Walter and Michele Bukoveckas – Freemont Woods abutters

Agenda:

1. Review of the 3 December 2020 Minutes
2. Consideration of Freemont Woods and Sand Pond Woods Subdivisions
3. Consideration of Longroad Energy's application. Attached are three documents submitted by Longroad.
4. Discussion of need to submit Shoreland Zoning Ordinance change to state DEP
5. Confirmation of Zoom-based Board meetings after 12/10/20
6. Discussion of potential Town Warrant items proposed by Board
7. Entertain motion to adjourn

The Chairman called the meeting to order at 7:03 PM.

1. The minutes of the 3 December 2020 meeting were approved as written.
2. Mr. Van Hertel requested the board not require the tree growth penalties be paid until each individual lot was sold, at which time the penalty for the individual lot being sold would be paid. This request was denied because a lot has to be 10 acres or larger to qualify for the tree growth exemption, the individual lots no longer qualify for the exemption. Mr. Van Hertel also was opposed to the requirement to plan the power distribution for the two subdivisions, obtain a cost estimate to build the power distribution, show this on the drawings, and establish a bond or letter of credit with the town to pay for installation. He was provided a copy of the 12 November 2020 planning board meeting minutes where the requirement had been spelled out. The chairman of the planning board explained that the requirement would not be considered for waiver. Mr. Van Hertel requested a letter from the planning board spelling out the requirement be provided to him at the meeting on 14 January 2021. Walter and Michele Bukoveckas requested the drawings for the Freemont Woods subdivision be posted on the town website.

3. Steve Knapp, an environmental scientist working for Boyle Associates, provided the board with his credentials, experience, and an outline of what qualifies as “wetland scientists” in Maine. He explained how the land included in the Longroad Energy solar farm project was surveyed looking at soil, vegetation, and water levels to determine where the wetlands exist. His findings were that the Shoreland Zoning Ordinance Map showed forested wetlands which by definition are not managed by the Shoreland Zoning Ordinance. He also found that streams in the project area that are regulated by the ordinance are not shown on the map. He presented a map that showed the project area, the associated managed wetlands, and the protection zones for each. He also stated that the map that he provided is good for five years due to the changing nature of weather and evolution of wetlands over time. The chairman requested a map for the project area showing just the managed wetland zones as found during the survey. This map to be kept by the town as an official record.
4. The chairman scheduled a weather permitting site walk for the project for 27 December 2020 at 1:00 PM. A notice of the site walk would be posted in the Shopping Guide. After review of the Land Use Ordinance, it was concluded that a site walk was a “public meeting” but was not a “public hearing.” A public hearing requires written notification of abutters but a public meeting does not.
5. The chairman stated that he had been contacted by some expressing interest in a solar project on Wards Hill Road and a company from Canada inquiring about town sponsored studies.
6. The chairman announced that until further notice, future meetings would be held via Zoom.
7. The chairman asked members to be prepared to discuss at the next meeting any ordinance amendments that the board should prepare for the March 2021 town meeting.
8. It was voted to adjourn at approximately 8:30 PM.

Submitted by: Bob Flint

