

Baldwin Planning Board

Meeting Minutes 3/25/2021

Roll Call: Planning Board Members: Chairman David Strock, Jo Pierce, Bob Flint, Matt Fricker, Matt Sanborn
Board of Selectmen: Dwight Warren
CEO: Wes Sunderland
Others: R. Lundborn, J. Andretta, A. Foley, E. Barron, S. Bird

Agenda:

1. Review of the 11 MAR 2021 Minutes
2. Discuss Glenvale Site Walk
3. Discuss next steps for Glenvale Solar Project
4. Discuss Board positions and impact of Bob's move to Select Board
5. Plan next four months of Board projects
6. Entertain motion to adjourn

The Chairman called the meeting to order at 7:10 PM.

1. The minutes of the 11 MAR 2021 meeting were approved as written.
2. Congratulations to Bob Flint on his election to the Select Board. We are now down another Planning Board Member.
 - a. Tracy Grisez applied for an open PB position but has to be considered and appointed by the Select Board
 - b. Nichol Ernst's term expired January 2021. Not clear if he is continuing as a PB member.
 - c. Other PB members terms are expiring in 2021: David Strock, Matt Sanborn, and Glen Reynolds.
 - d. Select Board requested to confirm those PB members committed to continuing to serve, and to place an ad in the Shoppers Guide and on the Town website for new PB members.
3. Election of PB officers discussed. David Strock wants to be replaced as Chair, but willing to serve as Secretary. No one else volunteered for Chair. Matt Fricker suggested by default. Jo Pierce OK to continue as Vice Chair. To be determined in April 2021.
4. New PB Initiatives to Work on: Idea is to schedule the following work out over the next few months... "internal PB business" vs. applicant business.

- a. Sub-division ordinance needs to be updated and “straightened-out”.
 - b. Shoreland Zoning has new changes – sent off to State.
 - c. Land Use Ordinance: should read through as a group to identify areas for improvement. Compare to Standish and Cornish to see what we are missing. Perhaps consider “expert” review of LUO.
 - i. Jo pointed out that the Gorham ordinance may be a good comparator and offered to compare our LUO vs. Gorham’s.
 - d. Growth Ordinance: Has it lapsed due to a “sunset” provision. May want to get it “back on the books”. Impact fees are an area for focus.
 - e. Outstanding Permits Review:
 - i. Have any CUPs lapsed or become dormant? Wes has been in touch with some CUP holders regarding lack of activity.
5. Glenvale Solar Site Walk and Next Steps:
- a. Good site walk turnout, approx.. 12 people. Informative, sufficient viewability of terrain.
 - b. Schedule a public hearing for April 22nd.
 - i. It was pointed out that a Certified Wetland Scientist should be present at the public hearing because of the issue of building the solar farm over wetlands. It was clarified that the Glenvale wetlands are “minor things” that the DEP actually refers to as “finger wetlands” as opposed to the “acreage wetlands” present for the Longroad Solar project.
 - c. Hiram is ready to vote on the CUP for their portion of the Glenvale Solar project. They are just waiting for Baldwin.
 - d. 2 State permits needed for Glenvale: DEP and Natural Resources Protection Act. Expected in July.
 - e. Army Corp of Engineers are involved too.
 - f. Results of impact study due in September, then on to construction planning.
 - g. TIF Application: Glenvale wants to establish a TIF in each community. Selectmen are trying to coordinate with Hiram and lawyers to better understand process.
 - h. There was a discussion of truck traffic timing during the build period and the need to manage high intensity use of Baldwin roads. P. Y. Estes is going to provide a staging area for trucks. This will be addressed in the PowerPoint presentation at the public hearing.
6. It was voted to adjourn at approximately 8:30 PM.

Submitted by: Matt Fricker