

Planning Board
Town of Baldwin, Maine
February 23, 2017

Norm Blake called the meeting to order at 7:00. Present were Nichol Ernst, and Jo Pierce, note taker. Also present were Mike Morse from the DEP, the three Selectmen, Laurie Downie, Saco River Corridor Commissioner.

The reading of the minutes of the previous meeting was dispensed with.

Mike Morse came to talk to us about about three things. Topic 1 was Marston's Pond, its Shoreland Zoning status and the choices available to the town. He started by saying, "Some of the Ordinance stuff was unclear." He said the DEP was willing to entertain the Town's desires on what the Town would like the DEP to say in an order that it will issue to the Town. Option 1 is that the Town not regulate Marston's Pond. Under Option 2 the State would regulate Marston's Pond and the area surrounding it.

The DEP looks at the recent Appeals Board action on Marston's Pond as illegal when done but says it is now the law.

Topic 2 Mike says our Shoreland Zoning Ordinance is way out of date and we need a new one. To begin with we need a new, more accurate map. We need to hire someone to give us a GIS map of the town. When writing our ordinance we should refer to "Chapter 1000 guidelines for municipal shoreland zoning ordinances" which has changed since we last updated our ordinance. There are also changes in the Resource Protection Zoning guidelines.

Topic 3, Mike wanted to talk about the Saco River in Baldwin. Baldwin is the only town along the river that has chosen not to regulate its land along the river as Shoreland. He says that if we are going to go ahead with changes to our Shoreland Zoning Ordinance we should include the land adjacent to the Saco. The SRCC might disappear, who knows?

Item 2 on our agenda: Wes brought Rocco Leo to us to help decide if he can subdivide his land. The answer was yes.

Item 3: Meagan Fish and Matt Cooper came to ask us about how the Planning Board viewed an outdoor oriented business on land they intended to buy located off Saddleback Road. Their business name would be Maine Adventure Yurts. We were given a business plan and a map of their intended layout. The board liked what they saw.

Matt Pemberton came to talk to us about the state of the Town Ordinances regarding medical marijuana.

The meeting adjourned around 9:00 PM

Submitted by Josiah Pierce