

**TOWN OF BALDWIN  
PLANNING BOARD MINUTES  
6/25/15**

Attendance: Glenn Reynolds, Jo Pierce, Norm Blake, Fred Miner, David Strock (late)

PUBLIC HEARING: Robert and Deborah Flint CUP for temporary dwelling on Chase Road.

The applicant stated that an existing building would be used. The applicant agreed that the kitchen would be removed from the building after the need is no longer present. The applicant stated that the temporary dwelling will be used by Deborah's mother, as stated in the CUP application.

MOTION: Motion to waive the reading of the minutes passed unanimously

**First Item:** CUP application of Robert and Deborah Flint

The Board did not have any substantive questions for the applicant. It was suggested that the CUP include a condition that the Flints would submit a written statement to the Planning Board each year that the need continued to exist at that time. The Board felt that was a fine suggestion, and added it to the CUP conditions.

Motion: To approve the CUP of Robert and Deborah Flint with the standard conditions for CUPs and the conditions listed above. The Motion passed unanimously.

A copy of the CUP is attached. (Note: David Strock was not present for the vote)

**Second Item:** Justin McCarthur discussion regarding redemption center on Pigeon Brook Road

Mr. McCarthur lives four houses in from the East end of the road. He indicated that he may be interested in running a redemption center. He took a CUP application to fill out.

**Third Item:** Al Smith

Mr. Smith wanted to discuss how he could create a 3-acre buildable lot, which would include 200 feet of road frontage, from a larger parcel that only has about 200 feet of frontage. There was an extended and lively discussion of the creative ways that Mr. Smith may be able to accomplish his goal

**Fourth Item:** Maietta Issues

There was a general discussion about Maietta's discussions with the Selectmen and the Town's attorney.

**Fifth Item:** Motion to Adjourn, which passed unanimously.

Date Application Received 11 JUNE 2015  
Received by NORM  
Fee Paid 150.-

**Town of Baldwin, Maine**  
Application for Conditional Use Permit

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. **Three** copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

Section A. Basic Information (to be completed by all applicants)

1. Applicant's Legal Name Robert + Deborah Flint

2. Applicant's Mailing Address 56 Chase Road  
West Baldwin, ME 04091

3. Phone number where applicant can be reached during business hours 207-625-9105

4. Are you the owner of record of the property for which the Conditional Use Permit is sought?  yes (provide copy of title and go to Question 8)  
 no (answer Questions 5, 6, and 7)

5. To apply for a Conditional Use Permit, you must have legal right, title or interest in the property. Please indicate your interest in the property and attach written evidence of this interest. OWNERS

6. Property Owner's Name Robert + Deborah Flint

7. Property Owner's Address 56 Chase Road  
West Baldwin, ME 04091

8. Location of property for which the permit is sought 56 Chase Road, West Baldwin, ME

9. Indicate the Map and Lot number for the property from the Town's assessment records Map 11 Lot 24B

10. Indicate Zoning District in which the property is located (check as many as apply)  
 Natural Resource Protection  
 Highlands  
 Rural  
 Village Commercial

11. List the use for which a Conditional Use Permit is being sought. Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the District in which it is located.

Temporary dwelling

12. Attach the following information to this application as outlined in Article 8, Conditional Uses. For each item, please indicate by checking ( ) that item that it has been included with your application.

- a. A location map showing the location of the property with respect to roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.
- b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.
- c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, driveways and parking areas.

Section B. Standards for a Conditional Use Permit (The full text appears in Article 8.3)

1. The Planning Board shall consider impact:

- a. the size of the proposed use compared with surrounding uses;
- b. the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;
- c. the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;
- d. unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;
- e. the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

- a. the ability of traffic to safely move into and out of the site at the proposed location;
- b. the presence of facilities to assure the safety of pedestrians passing by or through the site;
- c. the capacity of the street network to accommodate the proposed use;
- d. the capacity of the storm drainage system to accommodate the proposed use;
- e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

- The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

Section C. Shoreland Standards

Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking ( ) that item that it has been included with your application. Each standard must be addressed in your submission.

- a. will not result in unreasonable damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;
- b. will reasonably conserve shoreland vegetation;
- c. will reasonably conserve visual points of access to waters as viewed from public facilities;
- d. will conserve actual points of public access to waters;
- e. will reasonably conserve natural beauty;
- f. will reasonably avoid problems associated with floodplain development or use.

Section D. Certification (to be completed by all applicants)

I/we Robert Flint + Deborah Flint, certify that I/we are the legal applicants for the conditional use permit requested by this application, that I/we are the owners of the property covered by this application or have the property owner's consent to the filing of this application and have legal interest in the property and that the information contained in this application and supporting materials is accurate and true.

I/we further certify that I/we have read the standards for granting of Conditional Use Permits contained in the Land Use Ordinance.

<u>Robert Flint</u>	<u>5 Jun 15</u>
Signature of Applicant	Date
<u>Deborah A. Flint</u>	<u>5 Jun 15</u>
Signature of Applicant	Date

Date Received by Baldwin Planning Board: 5 JUNE 2015  
 Received by: NORMAN B. BLAIR

Public Hearing Date: 25 JUNE 2015

Conditional Use Permit Application of:  
ROBT FLINT AND DEBORAH FLINT

Permit Denied (date): \_\_\_\_\_

Explanation:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Permit Approved (date): \_\_\_\_\_

Conditions to Permit if any

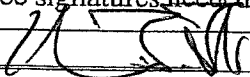
- ① STANDARD CONDITIONS
- ② APPLICANT WILL UPDATE PLANNING BOARD YEARLY ON ANNIVERSARY OR SUMMER SOLSTICE REGARDING CONDITION 28 MRS. GOWYAR

Signature of Applicant

Rent B. Elch

Planning Board Signatures (three signatures needed)

Norman B. Blake



Fredrick Neer

Eden Reynolds





Chase Rd

Chase Rd

Rt 113



rflint157@gmail.com

117

5



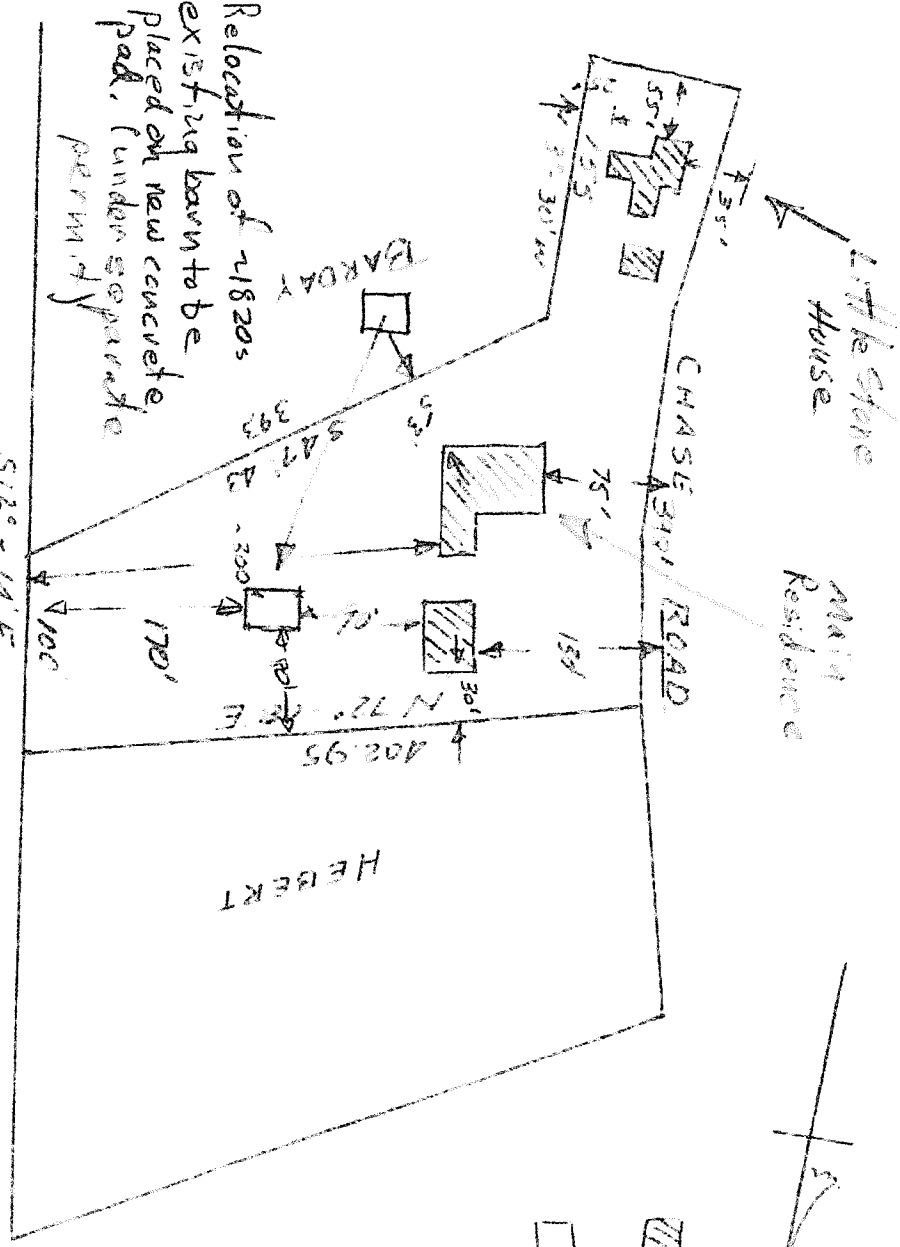
### The Little Stone House at 56 Chase Road

This request is to use the Little Stone House as a residence for Deborah's mother, Mrs Patricia Gonyar until she can transition to an assisted living facility. Mrs. Gonyar is 79 years of age and has declining health. Although she can still take care of herself much of the time, she has a diminishing capability to cope with many daily life situations which require scheduling, advanced planning, driving, managing her finances, taking medications on schedule, and obtaining medical care. Her condition is not expected to improve.



No new construction is envisioned at this time. A small storage shed may be requested at some point if needed to store her excess personal property. The Little Stone house has existing water, septic, and electrical services, Parking space is available in front of the house. The driveway is existing.

When Mrs. Gonyar no longer lives in the house, it will revert to it's current status.





Relocation of 218203 existing barn to be placed on new concrete pad, under separate permit.

-  - Existing structure
-  - Proposed structure under separate building permit

24x30 Area

56 Chase Road  
Sheet 11, Lot 248

ROUTE 113 → To Airway



Conditional Use Conditions 8-8-03.wpd

**STANDARD CONDITIONS FOR CONDITIONAL USE**

**To the Applicant: These Standard Conditions will apply to your conditional use approval. To the extent applicable, these conditions are *additional to* and supplement any specific provisions which the Planning Board may have imposed upon your approval.**

1. The Applicant shall carry on the permitted activity in accordance with the description thereof in the application, and in accordance with the documentary and/or testimonial representations presented by the Applicant in connection with the proceeding. Substantial compliance with the description of the activity and representations is a condition of Approval. Any undisclosed and unapproved use of the premises (even if otherwise accessory to the approved use), or any substantial deviation from the activity or representations described in connection with this Approval shall be deemed a violation of the Land Use Ordinance, and may result in revocation of the Approval.
2. By acceptance of this Conditional Use Approval, the Applicant consents to the inspection by the Code Enforcement Officer of all non-residential areas of the premises at reasonable times (with or without prior notice) for the purpose of determining compliance with the conditions of the Approval or any provision of local, state, or federal law. This consent shall not be withdrawn unless the Applicant abandons the approved use, and notifies the Town in writing delivered to the CEO that the activity will not be resumed without a further approval by the Planning Board. Failure to allow any such inspection by the CEO may result in revocation of the Approval.
3. If the Approval is specifically conditioned upon physical improvement of the premises, obtaining of insurance, or other requirement, the activity authorized hereunder shall not be commenced until the Applicant demonstrates compliance with each of the conditions to the CEO, and receives a certificate of occupancy from the CEO evidencing that all conditions have been met. Commencement of the approved activity prior to obtaining such certification may result in revocation of the Approval. Failure to utilize or maintain such physical improvement, insurance, or other requirement thereafter may result in revocation of the Approval.
4. The Approval shall lapse and become null and void if the use authorized by the Approval is not commenced within one (1) year of the date of approval, or if the use is abandoned for a period of one (1) year thereafter. Where there is good cause for the delay, or the discontinuance, and there is no evidence of intent to abandon the use, these requirements may be extended for additional periods not to exceed one (1) year.
5. The Planning Board may schedule a hearing (upon reasonable notice to the Applicant and the public) to determine whether: there is a violation of the Approval or any the condition thereof (including those contained herein); or any other violation of any provision of local, state, or federal law. If the Board determines that a violation has occurred and is either continuing or is likely to recur, the Board may rescind this approval or take such other action to amend or modify the Approval as the Board deems appropriate to protect the public health, safety, or welfare.