

# **Baldwin Planning Board**

## **Meeting Minutes 1/10/2019**

### **I. Call to Order**

Blake called the meeting to order at 7pm

### **II. Roll Call**

Jo Pierce, Norman Blake, Nichol Ernst, Selectmen Dwight Warren, Jim Doloff. Jeff Sanborn (arrived late) CEO West Sunderland

### **III. Reading of the Minutes From Last Meeting**

Reading from minutes from 12.28. Approve unanimously

### **IV. Open Business**

- a) Map 6, Lot 23, property owned by Leo Buckley. Buckley intends to build a single family residence (letter from Saco River Corridor Commission attached to minutes). Blake brought up a dispute over the property boundary. Blake stated that as there is a dispute over the property boundary that the planning board cannot accept a description of the property as it is in dispute and therefore cannot rule on appropriateness of meeting land use ordinances as related to a single family dwelling. Blake asked Sunderland to pass on this information to Mr. Buckley. Questions from the public regarding steps. Mr. Buckley needs to get property dispute resolved and then get permission from both Saco River Corridor Commission and Baldwin Planning Board.

### **V. New Business**

- A) Blake brought up that Gerry Brown has taken out papers to run for selectmen. Blake brought up possible conflict of interest. The issue of candidacy and then possible election could create possible conflicts of interest for the planning board. Blake suggested that we should consult with town attorney re: this matter. Proposed questions for the town lawyer: Exact relationship between Brown and Nature's Wilderness as disclosure for a candidate, should we continue to consider the application during candidacy. Jim Doloff submitted a document that stated MMA lawyer said that there is no conflict of

interest during candidacy (email attached from Richard P. Flewelling, Senior Staff Attorney for the MMA Legal Services Department). Pierce stated that selectmen and candidates have to be allowed to be in business in town. Brown stated that he would like to table his application until our next meeting January 24<sup>th</sup>. Pierce made a motion to table the application until the 24<sup>th</sup>, Sanborn seconded. Passed unanimously. Brown stated that he would pay for the town to hire Lee J. Feldman to help navigate the town through this process.

- B) Brown presented a piece of paper stating that Nature's Wilderness is in the process of filing a complaint against Mr. Pierce and asked that he recuse himself. Pierce stated that he would not recuse himself as it would set a precedent that a member of the planning board could be removed from discussing an application by the threat of law suit and this would be a dangerous precedent for the planning board.
- C) Blake resigned from the planning board. Pierce brought up the issue of how to fill a position on the planning board as we no longer have a chair. Discussion ensued and agreed to table until our next meeting.

## **VI. Adjournment**

Sanborn made a motion to adjourn at 7:40 Pierce seconded.

Submitted by: Nichol Ernst