

MEETING MINUTES OF THE  
TOWN OF BALDWIN PLANNING BOARD  
August 12, 2021

Planning Board Members Present: Matt Fricker (Chair), Jo Pierce, and Don Sharp

A public hearing was held at 7:02 pm for Walden Solar Maine.

The regularly scheduled Planning Board meeting was started at 7:23 pm after the close of the Public Hearing.

- Have a quorum.
- No minutes from 7/22 to approve.
- Review and discuss Baldwin 6 Walden Solar Project:
  - Jo Pierce brought up hours of operation during construction as a possible condition.
  - Don Sharp brought up the width, access, and egress of the Deacon Rd/Rt 113 intersection. Greg Dixson of Krebs and Lansing discussed the plan for the intersection.
  - Don Sharp queried the site distances from Deacon Rd. east and west on 113. Greg Dixson and Paul Williamson provided information from the site distance study meeting ME DOT standards.
  - Don Sharp asked about grading and erosion control. Plans were discussed and referenced as being in the Site Law application.
  - Road surfaces and storm water control within the project site were discussed per Don Sharp's questions (again, information within the Site Law application was referenced).
  - Notes from Site Map requested in a Word Document for inclusion in conditions.
  - Draft conditions (referenced from prior solar projects) reviewed.
    - Correctness of map and lot numbers discussed.
    - List of documents to include in CUP application discussed.
    - No batteries.
    - No lights.
    - Need to update radio frequency condition for appropriate distances of hand radio operators from Walden site.
    - Leasehold interests discussed.
    - Provide all state and federal project approvals to TOB.
    - Hours of operation set 7 am to 7 pm, 7 days per week agreed upon. Changes reviewed/approved by CEO.
    - Provide turn radius results to PB for Don Sharp to see.
    - Signage on 113 to advise of construction/truck traffic.
    - Project benefits to community to be delineated in a Condition.
  - Write up conditions as discussed, disseminate, and schedule vote for 8/26.
- Subdivision Ordinance vis a vis Firefly Lane: Jo Pierce explained people are constructing and subdividing prior subdivisions ("mother lot"). Wes noted this was before his time as

CEO. Jo requested that Wes not issue any further building permits for anything that was part of the original mother lot without having discussions with Glenn Haines and PB. Continuation at next PB.

- Lenny Tracy Minor Subdivision application: Lenny provided some initial copies of maps, descriptions, etc. Jo requested identification of where buildings/driveways, etc., would actually take place on site maps.
  - Matt Fricker brought up subdivision fees (Article 6.2.b. \$300/lot/acre, etc.). Wes will go over subdivision fees with Lenny.
- Wes indicated that TOB has reached the limit (15) of housing building permits for the year per the Growth Ordinance.

Motion to adjourn – 8:41 pm