

Baldwin Planning Board Meeting Minutes

11/10/2022

- Jo called the meeting to order at 7:00pm
- Attendance: Jo Pierce, Don Sharp, David Strock and Victoria Abramowska,
- Jo made a motion to approve the minutes for the 10/27/2200 Planning Board meeting. Don second the motion and it was unanimously approved.
- There was no Old Business
- New Business.
 - McNeal Property

The McNeal family attended the meeting and presented a sketch plan showing a proposed two acre lot at the end of Hummingbird Lane, a private road, and asked if they needed to make an application to the Planning Board for a Conditional Use Permit for the new lot or would they need to make an application for a minor subdivision.

The new lot would be a third lot on Hummingbird Lane. Under the definition of “Frontage” in the Land Ordinance of the Town of Baldwin, Maine, only two lots are permitted on a private road. Jo said that the best way for the McNeal family to proceed would be to submit an application for a minor subdivision to the Planning Board.

- Joel Gulstrom

Joel appeared before the Planning Board to request that the Board take another look at the CUP to allow for the construction of the sign as he originally intended. Jo said that Joel would have to submit another application for a new CUP. Joel said that he would be going through the appeal process. Jo said that Joel only had 6 months to make the appeal.

- Meeting ended at 7:40 pm