

Baldwin Planning Board  
August 26, 2021

Present: Planning Board members Tracy Grisez, Don Sharp, Matt Fricker, and Jo Pierce

The meeting was called to order by the Chairman at 7:02 PM.

The minutes of the previous meeting on August 12 were accepted as distributed.

The Planning Board listened to a homeowner from the Firefly Ridge Subdivision talk about a possible expansion of the subdivision. He wanted to know if this was legal. The CEO appears to have thought that subdivision restrictions were only good for five years. A legal opinion will be sought on that question. In the meantime the records will be searched for, and we will ready ourselves to understand and deal with the situation.

Paul Williamson and Kaitlyn talked about the Baldwin VI Solar Farm submission. A discussion was had over the entrance on to 113 from The Deacon's Road. Matt suggested that we go with the current plan but add the revision of condition #14 at the end of bullet point #3 " If the turning radius from the Deacon's Road East or West proves to be insufficient it will be corrected by the applicant."

Matt ran through the conditions that will be attached to the Conditional Use Permit.

It was moved to approve the Conditional Use Permit for Walden 6. Passed unanimously.

Next to appear before us was Lenny Tracy. Lenny Passed out maps of his subdivision with the proposed driveway access and approximate position and orientation of the two houses on two of the three lots. We determined we have not received a subdivision application yet. We determined that the fee would be \$900.

The CEO stated that he had issued a building permit for one building. He has issued a stop work order for the second building. We will hold in abeyance whether or not we need \$10,000 in order to bring in specialists until after we have had the site walk. Matt determined that the application is not complete. We are looking for USGS maps and soil maps of the area. The subdivision will be called the Grant Lane Subdivision. The site walk was scheduled for September 14 at 8:00 AM

We continued to look at the Subdivision Ordinance to remind Lenny of the requirements of the application. We discussed stormwater management, erosion control and sedimentation. Our next meeting on the subdivision will be September 23. We will have our Public Hearing on Grant Lane that night.

The CEO talked about fire department access and actions to be taken if there is a fire at a solar farm. He also talked about The People's Perch party on September 12.

The meeting adjourned at 8:50  
Submitted by Josiah Pierce