

Planning Board Meeting Minutes

5/26/22

Attendance: Jo Pierce (Chairman), Matt Fricker, Don Sharp, Tracy Grisez

The meeting was called to order at 7:00 pm by Joe Pierce.

Minutes of the May 12, 2022 were approved.

Firefly Ridge:

Dick Eaton was present at the meeting. Matt Fricker told Dick that the site walk needed to be rescheduled because neighbors within 500 feet were not notified about the site walk on May 14, 2022. The site was rescheduled for Wednesday, June 8, 2022 at 8:00 am, followed by a public hearing and the planning board meeting on June 9, 2022.

Gulstrom CUP:

Joel Gulstrom was present at the meeting. There was some discussion about how Joel's lot was subdivided when the State constructed the intersection of Route 5 and Route 113. This was followed by discussion about Joel's proposed sign. Joe suggested that there might be some compromise to boards precedence of a maximum size of 20 sf. Tracy said that we need to work with the existing ordinances. Joel said that he did see a compromise from the board and agreed to a 20 sf if he could have a sign on both sides. The board decided to accept Joel's application for a CUP and scheduled a site walk for 10:30 am on Wednesday, June 8, 2022, and a public hearing during the planning board meeting on June 9, 2022

Melissa Doughty (Dog kennel on Senator Black Road):

Melissa appeared before the board to see if the board would give her an approval to construct a dog kennel on her property so that she could get a license from the State for the kennel. Michelle handed out a conceptual plan of what she wants to do. Her property is located Rural District and is 0.4 acre in area. Joe said that the minimum lot size in Rural District is 2 acres. Section 6.3.e of the Baldwin Land Use Ordinance identifies Kennels and Veterinary clinics as a Conditional Use and if the area of the property is less than 2 acres it non-conforming use. Joe suggested that Michelle petition the Town to have the Land Use ordinance be amended to have the Kennel be a permitted use.

Kyle Farrington:

Kyle appeared before the board questioning why a CUP is required for stock piling and chipping of wood on his property for his own personal use. The board agreed that if it was just for own personal use an application for a CUP would not be need. Wes Sunderland, who was at the meeting, agreed.

Peter.....:

Peter appeared the board concerned about disorderly campers that were on the property next to his property and questioned if there was an ordinance that would prohibit disorderly conduct.

Wes Sunderland CEO Report:

Wes presented a violation letter that he sent out regarding the safety and potential liability of activities of Peoples Perch

Action Items for the Board to consider:

Sign Ordinance
Disorderly House Ordinance
Search for additional board members

Motion to Adjourn:

Meeting was adjourned at 8:15 pm