

Baldwin Planning Board Meeting

Minutes

June 22, 2023

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Joe Pierce, Matt Fricker, Dave Strock, Don Sharp, Mike Ustin, Victoria Abramowska,
- Also in attendance: Don Kent

Minutes 6/1/2023 Planning Board meeting were approved, there was no PB meeting on June 8, 2023, due to lack of quorum.

OLD BUSINESS

LD-2003: Revisions to the Town of Baldwin Land Use Ordinance

1. Town Special Meeting was cancelled because LD-2003 will not be enacted until July 1, 2024. This will give the Towns more time to make revisions to their ordinances.

Mass Gathering Ordinance

1. There was no response from Lee Jay Feldman. It was suggested that Board members look at ordinances adopted by other towns.

NEW BUSINESS

Bishop Deliso Lane / Harris Road Subdivision

1. Alex Gorelov appeared before the Board to discuss the possible subdivision of his 13 acre lot located on the east side of Bishop Deliso Lane into 4 lots.
2. Board members questioned whether the lot was part of an existing subdivision and the five-year rule applies. Board needs to see the deed for the property.

3. Board also questioned if Bishop Deliso Lane was a Town road or a private road. If a private road only 4 dwelling units are allowed on a private road. There may already be 8 dwelling units on Bishop Deliso Lane.
4. Alex presented a sketch showing three new lots fronting on Bishop Deliso Lane and one land locked lot that will be only accessed by an easement through one of the new lots. All lots need to have required frontage on a road.

Discussion About Open Meeting Law

1. Jo advised the Board that information pertaining to applications submitted to the Board could only be discussed at regular scheduled Planning Board meetings, No executive meetings or other meetings between Board members outside of the regular scheduled meetings and emails between Board members pertaining to applications is allowed.
2. Jo asked each of the Board members to fill out and sign the Freedom of Access Act certificate. Matt Fricker emailed each of the Board members a link to the FOAA certificate.

Meeting was adjourned at 8:10 pm.