

Baldwin Planning Board Meeting Minutes

2/9/2023

- Jo called the meeting to order at 7:00pm
- Attendance: Jo Pierce, Matt Fricker, David Strock, Don Sharp, Mike Ustin
- Mike made the motion to approve the minutes for the 1/26/2023. Seconded by Matt. Planning Board unanimously approved the minutes.
- Old Business

Tammy and Jeffrey Doyle CUP for a Kennel

Tammy said that the CUP is for a kennel for their 7 beagles and 2 labs. Five of the dogs have been retired from hunting. The dogs are not left outside. The dogs waste is composted, and there have been no complaints from the neighbors. The Planning Board accepted the application for a CUP and scheduled a site walk for 9:00am on Saturday, 2/25/23, followed by a public hearing at the regularly scheduled Planning Board meeting on Thursday, 3/9/23.

Kurt Christensen Subdivision of Map3, Lot 2D

Kurt presented a plan that was prepared by BH2M for 4 two acre building lots and 1 twenty acre lot, for a total of 5 lots. The Sketch Plan Application was only for 4 lots. Since the subdivision has 5 lots the subdivision will be Major Subdivision. David questioned whether Lot 2D was part of a larger subdivision. On Map 3 it appears that Lot 2D was part of a larger 7 lot subdivision. Kurt explained that the lot was purchased from Robert Fuller and a copy of the Quit Claim Deed has been included with the application.

The plan shows a single private road from Route 11 that only provides access to the 4 building lots thru an access easement with no access to remaining 20 acres lot. Kurt was reminded that the Town ordinance only allows one access road from Rout 11 to a subdivision. The Board suggested that the plan be revised to show access to the 20 acres lot.

- New Business

Jake and Amy Reynold

Jake and Amy were concerned that their 32 acres lot does not have frontage on or access to Sand Pond Road. After review the Town maps and subdivision for Freemont Woods, It was the consensus of the Board members that the 32 acres lot has access to both Sand Pond Road an Freemont Ave.

- Meeting adjourned at 7:50pm

