

Baldwin Planning Board Meeting

Minutes

March 28, 2024

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Jo Pierce, Matt Fricker, Don Sharp, Mike Ustin, Victoria Abramowska
- Bob Flint and Don Kent were also at the meeting.

Jo made the motion to approve the minutes from the March 14, 2024, Planning Board meeting. Don seconded the motion, and the Board unanimously approved the minutes.

OLD BUSINESS

Tom Wright, president of the Flying Squirrel Disk Golf Course, LLC, presented a plan showing a survey of Map 5 Lot 14. The location of the proposed building, parking lot and fire pond were shown on the plan. There were no dimensions or details of all the proposed improvements on the plan. Tom presented a paper describing the proposed land use. Tom said that the building will have a 6100 square-foot footprint and the proposed parking lot will measure 130' by 380' and will be large enough for 300 cars. There was discussion about the location of the fire pond. Tom said that he is still working with the Town on the details for the fire pond. Jo said that he also needs to get approval from the Fire Marshall and MDOT. Don presented a plan showing the approximate location of Shorelands Protection area on the site and said that the State requires a 250' buffer around a wetland. Bob Flint agreed that that the map was approximate and that the limits of the wetlands buffer should be staked out in the field. Don said that the field determined limit of the wetlands buffer should be shown on the survey plan. Following this one of the Board members asked if a liquor license will be needed. Matt raised a concern about the work that is being done on sight without a having a Conditional Use Permit. Tom explained that he is just doing some site cleanup and doing some clearing for temporary storage roll-off containers and salt barrels until another site can be found. Jo asked for a vote to accept the application and schedule a site walk. Jo, Mike and Victoria voted to schedule a site walk on April 13, 2024 at 9:00 am. Matt and Don voted no.

Tom Wright, president of TW Enterprise Inc., presented a plan showing a survey of Map 3 Lot 8 that fronts on Carl Burnell Road, and an application for Conditional Use Permit for his tree services and roll-off dumpster companies. Tom indicated that there would be no permanent structures constructed on the site. Don presented a plan that showed that a portion of the site is in the Shorelands Protection area and said that the applicant should locate the limits of the 250'

wetlands buffer in field and on the survey plan. Tom said that he intends to construct a new access road to the site after he subdivides a piece of property off for his neighbor. The Board voted to schedule a site walk after the plan has been revised to the Shorelands Protection area, new access road and proposed subdivision.

NEW BUSINESS

MWR RV, LLC an application and engineering plans for a Conditional Use Permit 20 additional sites in Phase 3 of Nature's Wilderness Campground, 2 upper Twain Road in Baldwin, Me. The Board found the application to be complete and scheduled a site walk on April 13,2024 at 10:30 am.

MEETING WAS ADJORNED AT 8:10 pm.

DRAFT