

Baldwin Planning Board Meeting Minutes

3/9/2023

PUBLIC HEARING

The public hearing for Jeff and Tammy Doyle, CPU for a Kennel, started at 7:00 pm. Tammy Doyle and Ricky Guibault, the Animal Control Officer, attended the public hearing along with the attending members of the Planning Board and several neighbors. Tammy explained that anyone that has more than 5 dogs, by town ordinance, is required to have a Kennel License from the Town. Tammy said that they have seven Beagles and two Labrador Retrievers that range in age from 5.5 to 13 years of age. For the most part the Beagles have retired from hunting and now they all are their pets. Tammy went on to say that the kennel is not for breeding or boarding and the dogs do not stay out at night or during hot and cold weather.

Ricky said that he has visited the site and found the facilities to be in compliance with the State Kennel License that the State issued to Tammy and Jeffrey Doyle, and that he has received no complaints about the dogs.

Jo Pierce reported that several members of the Planning Board and Don Kent accompanied neighbors on the site walk that was held at Jeff and Tammy Doyle's house to review the conditions of their existing kennel and observed that the kennel was well maintained, and the dog run and pens were more 100 feet from the road.

Neighbors, Cindy and Scott said that they could hear the dogs barking during the day and sometimes at night. They were concerned that a Town Kennel License would run with the land and asked the Board put a condition in the CUP that says that the CUP and the Town Kennel License would expire if the property was sold.

The Public Hearing was closed at about 7:20 pm.

PLANNING BOARD MEETING

Following the public Hearing, Jo called the Planning Board meeting to order.

- Attendance: Jo Pierce, Matt Fricker, David Strock, Don Sharp, Mike Ustin and Victoria Abramowska.
- Mike made the motion to approve the minutes for the 2/23/2023 meeting. The motion was seconded by Matt and the Planning Board unanimously approved the minutes.

OLD BUSINESS

Doyle CUP

The Planning Board reviewed the information that the applicant submitted, testimony that the Animal Control Officer presented, observations made during the site visit and Town Land Use Ordinance and unanimously voted to approve a CUP for the Kennel with the following Supplemental Conditions.

- The kennel shall not be used for breeding or boarding dogs.
- The perimeter kennel fence, visual screening and composting facilities shall remain where they are now, and they shall be well maintained.
- No animals shall be kept outside at night and the Town barking dog ordinance shall apply.
- This CUP and Town Kennel License will expire upon transfer of property title by Doyle.

Natures Wilderness – Phase 2 CUP Application

Jeffrey Amos, PE from Terradyn Consultants, LLC presented the Board revised plans and supporting materials for a CUP for 24 new RV accessible sites.

David Strock questioned whether Modern America Campground LLC (MAC) was registered in the State of Maine. Derek said that MAC was purchased by MWR RV, LLC (MWR) and that MWR was in good standing in Maine. Derek Holt said that he will provide a letter from the attorney explaining the level of ownership and would provide a Certificate of Good Standing.

Derek was asked if the property issue with Bernadette Monette had been resolved. He said that he would be providing her with a Quit Claim Deed for the five acres.

There was a discussion about the maintenance of Marston Road. Marston Road is a Town road that is maintained by the Town. Derek said that he would like to have MWR maintain the road. Selectman Bob Flint, who was at the meeting, said that there was a legal precedent with this that the Town needs to look into.

A site walk has been scheduled for Saturday 2/25/23 at 9:00 am.

NEW BUSINESS

There was no new business.

MEETING ADJORNED AT 8:10 PM

