

Baldwin Planning Board

Meeting Minutes

December 28, 2017

I. Call to order

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:00 PM on December 28, 2017 at the Baldwin Town Hall.

II. Roll call

Norm Blake conducted a roll call. The following persons were present: Planning Board Members Norman Blake, Jo Pierce, David Strock, Fred Miner, Nichol Ernst and Matt Fricker; Selectmen Jeff Sanborn; CEO Wes Sunderland.

III. Approval of minutes from last meeting

Norm Blake summarized the minutes from the meetings for 9/14, 9/28, 10/12, 10/26, 11/9 and 12/14. The minutes were unanimously approved as reviewed.

IV. Open issues

- a) Natures Wilderness: Expected to appear and present status of CUP. However, representatives from Nature's Wilderness did not show up as expected on 12/14 and 12/28.
- b) Shoreland Zoning Ordinance (SLZO)-
 - 75' vs. 100' setback discussed. Consensus is for a 75' setback, other than for timber harvesting.
 - Differences between SLZO and Land Use Ordinance (LUO) to be aligned to eliminate contradictions that require enforcement of "more restrictive ordinance" clause.
 - Vote for 75" setback in LUO (with a few exceptions) was unanimous.
 - Creating a fourth draft of the SLZO, incorporating a 75' setback, was brought up for a vote. The measure passed 4-1.
 - It was decided to continue the Public Hearing for the SLZO on 1/25/2018 at 7:00. See attached notice from Your Weekly Shopping Guide run on 1/10/2018.

- “Housekeeping” changes to align the SLZO and LUO will be addressed at the next meeting.

V. Adjournment

Norm Blake adjourned the meeting at 8:10 PM.

Minutes submitted by: Matt Fricker

ATTENTION BALDWIN RESIDENTS

The Town of Baldwin has drafted a revision to its Shoreland Zoning Regulations. The draft ordinance and associated map are being posted on the Town website for your review. Copies of the ordinance and a large version of the map are also available to see in the Town Office. The Public Hearing will be continued, as noted below, to give citizens of Baldwin an opportunity to comment on the proposed regulations, as well as to address some "housekeeping" changes to the Baldwin Land Use Ordinance to ensure that it aligns with the Shoreland Zoning Ordinance.

**AMONG OTHER PURPOSES, THE SHORELAND
ZONING ORDINANCE CONTROLS BUILDING
SITES, PLACEMENT OF STRUCTURES AND
LAND USES IN SHORELAND AREAS.**

The revised Shoreland Zoning Regulations will then be put forth as an Article for approval at the Baldwin Town Meeting in 2018.

**The Planning Board will continue a
PUBLIC HEARING regarding proposed
Shoreland Zoning Regulations on Thursday,
January 25, 2018 at 7pm at the Town Office.**

A regular meeting of the Planning Board will follow.

Matt Fricker Planning Board Secretary