

Baldwin Planning Board

Meeting Minutes

February 22, 2018

I. Call to order

Jo Pierce called to order the regular meeting of the Baldwin Planning Board at 7:05 PM on February 22, 2018 at the Baldwin Town Hall.

II. Roll call

Jo Pierce conducted a roll call. The following persons were present: Planning Board members Jo Pierce, Matt Fricker, Nichol Ernst; Selectmen Dwight Warren and Jeff Sanborn; CEO Wes Sunderland.

III. Approval of minutes from last meeting

Matt Fricker read the minutes from the last meeting. The minutes were amended and approved.

IV. Open issues

- a) Nature's Wilderness: Gerry Brown (POA for Scott Efron) was present. He informed the Planning Board that Scot Efron is frustrated with what he views as an "uphill battle" that he cannot win to get a CUP for the campground and that perhaps NW should just switch to a straight subdivision. This was clarified to be a low income housing subdivision. Gerry said Scot had already been talking to some people about manufacturing for low-income pre-fabricated housing. At least 80 subdivision lots were mentioned.
 - The Planning Board indicated that NW has caused its own problems by taking an adversarial position from the start and conducting a significant amount of road development, foundation construction, structure placement, electrical work, etc., without coordinating with the Town, getting proper permits, etc.
 - The Planning Board indicated that any subdivision plans would be subject to review for CUP under the Baldwin Subdivision Ordinance for a major subdivision.
 - The PB asked Gerry if Scott was truly serious about a transitioning to a subdivision or whether the idea of a low-income housing subdivision was just being used as a negotiating tactic to pressure Baldwin into being more receptive to a campground. Gerry indicated that he

believed Scot was not being disingenuous about the transition to a subdivision.

- The PB reiterated that it requires at least a week's advance notice to put NW on the agenda for a PB meeting.

V. Adjournment

Jo Pierce adjourned the meeting at 7:50 PM.

Minutes submitted by: Matt Fricker