

Planning Board

Town of Baldwin

April 28, 2016

At 7:00 p.m., Chairman Norm Blake called the meeting to order.

Attendance: Norm Blake, Jo Pierce, Nichol Ernst, Fred Miner, Matt Fricker

Selectman Jeff Sanborn and CEO Wes Sunderland were in attendance.

Minutes of the April 14, 2016 Planning Board Meeting were read and unanimously approved.

Item #1: Dan Young CUP

Dan Young addressed the expired CUP for the modular home on his property. Dan will meet with CEO Wes Sunderland and open a new application for a CUP. He was asked to return on the 5/12/16 Planning Board Meeting.

Item #2: Appointment of Officers

Norm Blake – Chairman Jo Pierce – Vice Chair David Strock – Secretary

Glen Reynolds – Member Fred Miner – Member Nichol Ernst – Alternate Member

Matt Fricker – Alternate Member

Item #3: Jay Banks/Used Car Dealership

Jay indicated he is in negotiations for a used car dealership for the land and building in front of Dodge Oil along Route 113. Norm informed Jay that a CUP for auto sales and repair is the next step if he wishes to proceed.

Item #4: Jay Banks/Dodge Oil

Jay Banks CUP – Jay informed the Board he needs to define the property boundaries for this parcel.

Dodge Oil CUP – Norm informed Jay he should submit a completed CUP application by 5/12/16 or 5/26/16. The tentative plan is to schedule a public hearing for 6/9/16, followed by a site walk, possibly on 6/11/16, after which the Planning Board would be able to deliberate the CUP at its 6/23/16 meeting. Jay indicated that he had emailed deeds and insurance certificate to David Strock. He gave the Board hard copies of the deeds and insurance certificate.

Item #5: Shoreland Zoning Map

Marston Pond is man-made so shoreland zoning does not apply.

Item #6: Acres of Wildlife

Selectman Jeff Sanborn informed the Board that he and Selectman Olin Thomas attended a meeting in Standish where they learned that Acres of Wildlife Campground has 29 camp sites in Baldwin on which they are planning to erect “stick built” cabins. Norm pointed out that if the cabins have running water they would be considered a subdivision.

A motion to adjourn was unanimously approved at 8:30 p.m.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/25/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cross Insurance-Portland 2331 Congress Street Portland ME 04102	CONTACT NAME: Hope Cote PHONE (A/C, No. Ext.): (207) 780-1677 FAX (A/C, No.): (207) 828-8902 E-MAIL: hcote@crossagency.com INSURER(S) AFFORDING COVERAGE
INSURED Dodge Oil Co. Inc. DEA B&L Oil Co.; J K Bank Corp.; Banks Naples, LLC 79 New Portland Road Gorham ME 04038	INSURER A: The Netherlands 24171 INSURER B: Excelsior Ins Co 11045 INSURER C: Peerless Ins Co 24198 INSURER D: Maine Oil Dealers WC Trust INSURER E: Dirigo Reinsurance WC Group INSURER F:

COVERAGES CERTIFICATE NUMBER: CL1552039001 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDRESS (INSR LWD)	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECTIONS <input checked="" type="checkbox"/> LOC		CBP8988241	6/4/2015	6/4/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea. occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/POP AGG \$ 3,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> CAS948 Poll Liab <input checked="" type="checkbox"/> MCS90		BA8988341	6/4/2015	6/4/2016	COMBINED SINGLE LIMIT (Ea. accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ UM/UIM \$ 1,000,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CU8988541	6/4/2015	6/4/2016	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		WCMD0A2015917	08/01/2015	08/01/2016	<input checked="" type="checkbox"/> WC STATUTORY LIMITS E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Workers' Compensation		DIRIGO2016	01/01/2016	01/01/2017	Limit included Above

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Refer to policy for exclusionary endorsements and special provisions.

CERTIFICATE HOLDER

townoffice@baldwinmaine.or
Town of Baldwin
534 Pequawket Trail
West Baldwin, ME 04091

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Hope Cote/HAC

BK 12443PG150

EXHIBIT A

A certain lot or parcel of land with any improvements thereon situated on the northeasterly side of Rt. 113 in the Town of Baldwin, Cumberland County, Maine bounded and described as follows:

Beginning at a point on the northeasterly sideline of Rt. 113 which point marks the westerly corner of land formerly of Pomerleau now of Danja Corp.; thence running northeasterly along land of Danja Corp. a distance of 440 feet to a point which marks the northerly corner of land of Danja Corp.; thence running southeasterly along land of Danja Corp.; thence running a point; thence running in a northerly direction a distance of 220 feet more or less to a point and land now or formerly of Simonds; thence running westerly along land now or formerly of Dyer; thence running westerly along land now or formerly of Simonds a distance of 300 feet to land now or formerly of Dyer; thence running southeasterly along land of Dyer 120 feet to a point; thence running southwesterly along land now or formerly of Dyer a distance of 500 feet to the sideline of Rt. 113; thence running southeasterly along the sideline of Rt. 113 a distance of 200 feet to the point and place of beginning; containing 87,000 square feet more or less.

Being a portion only of land described in a deed recorded at Book 6346, Page 294 of Cumberland County Registry of Deeds.

Title Note: The deed to Seidl at Bk. 8928, Pg. 169 dated July 17, 1989 was to an abutter and did not count as a lot for purposes of subdivision.

RECEIVED
RECORDED REGISTRY OF DEEDS

96 APR 10 AM 8:36

CUMBERLAND COUNTY

John B. O'Brien

QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that DANJA CORP., a Maine corporation, does hereby CONVEY unto JKBANKS CORP., a Maine corporation, WITH QUITCLAIM COVENANT, the following described premisses located at Route 113, East Baldwin, Cumberland County, Maine:

A certain lot or parcel of land, with the buildings thereon, beginning at an iron pin set in the northeasterly sideline of Route 113 which iron pin is a distance of 320 feet more or less southeasterly from land of Cleon Dyer; thence northeasterly a distance of 440 feet to an iron pin (this course being at an angle of more than 90 degrees and not being perpendicular to Route 113); thence southeasterly parallel with Route 113 a distance of 220 feet along other land of grantor to an iron pin; thence southwesterly parallel with the first described course a distance of 440 feet to an iron pin, this course running also along other land of grantors; thence northwesterly along the sideline of Route 113 a distance of 200 feet to the iron pin marking the point and place of beginning. Containing 88,000 square feet. This parcel is located opposite the Whistle Stop Store, as a general reference for location.

Meaning and intending to convey the premises described in a deed from Apex, Inc. to Danja Corp. dated August 31, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11612, Page 169.

DATED: July 25, 1996

DANJA CORP.

BY: Jay K. Banks
Jay K. Banks, President

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

July 25, 1996

Personally appeared before me the above named Jay K. Banks, President of Danja Corp., and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Danja Corp.

P. C. Bibau SEAL
Notary Public/Attorney-at-law
Print Name:
Commission Expires: _____

RECEIVED
REGISTERED REGISTRY OF DEEDS

95 JUL 23 11:13:45

CUMBERLAND COUNTY

P. C. Bibau

P/A C. BIBEAU, NOTARY PUBLIC
STATE OF MAINE
MY COMMISSION EXPIRES 9/17/02