

MEETING MINUTES OF THE
TOWN OF BALDWIN PLANNING BOARD
July 8, 2021

Planning Board Members Present: Matt Fricker (Chair), Don Sharp, David Strock, and Matt Sanborn

A motion was made to approve the minutes from the June 24th meeting as distributed. The Board unanimously approved the motion.

The Board heard from Rise and Shine (Lenny)

RnS owns Lot 7 of the Sand Pond Subdivision, which abuts Grant Lane on Route 107. The owner is confused about why the parcel is part of a subdivision. Lenny claimed that he was unaware of Mr. Hertel's request for a subdivision. The Board explained the basic rules of our subdivision ordinance and directed him to Mr. Hertel, Sr. or his representative BH2M for more information.

RnS stated that they plan to separate Lot 7 into three parcels, two lots of 2.1 acres and one lot of 7.97 acres. On the two smaller lots, RnS plans to build a multi-family duplex. RnS stated that it had already built one duplex and dug a drive onto Route 107 for the second one. The Board stated that RnS could not have a driveway onto Route 107 because Lot 7 is part of a subdivision and RnS needed to seek either a subordinate subdivision to the Sand Pond subdivision or a reformation of the Sand Pond subdivision.

Mr. Pierce raised a second concern that each duplex may be counted as 2 divisions for the purpose of determining whether a subordinate Lot 7 subdivision would need to follow the major or minor subdivision rules. The Board discussed whether the definition of "subdivision" intended to aggregate buildings/dwellings and lots, or it required buildings/dwellings and lots to be counted separately. The Board agreed to put the issue to the Town lawyer for an interpretation. Selectperson Bob Flint also suggested that he would send the Board information from the State Planning Office that may help understand the State's interpretation of the term "subdivision." The Board agreed to look at this issue close and let RnS know what it learned. RnS said that he would start working to prepare a minor subdivision until he heard differently.

During the discussion, RnS revealed that it had also purchased Lots 2, 3, 4, and 6 of the Sand Pond subdivision. He stated that he understood he needed bring the driveway from both lots off of Grant road. RnS stated that they believed the owned Grant road, but he would continue to allow other landowners to use it.

The Board discussed Walden Solar project and the upcoming site walk. The Board discussed the need for the applicant to set up where they proposed to put the entrance off Deacon road. The Chair noted that visitors should pull past the cones and then park farther down the road. When leaving, visitors need to drive down Deacon road to a snowplow circle to turn around.

The Chair said the applicant should bring a large diagram of the project so the visitors could indicate what they wanted to see. The Chair indicated that he dropped materials off with Brian Anderson, but he was not sure if Brian had connected with the applicant.

The Board discussed Nature's Wilderness Resorts –

Mr. Strock provided the CEO the list of issue from last year. The CEO provided updates on those issues, which are attached. The Chair asked the CEO whether NWR was in compliance with the CUP. The CEO stated that they were.

Mr. Pierce stated that someone had called his house to ask if they can go through his property from NRW. The caller said that Mr. Brown told them to call Jo Pierce to ask permission. Mr. Pierce feels like this is a violation of the CUP.

The Chair asked whether all the required signage was on the property. The CEO said that the signs were at the camp entrance, Senator Black road, and Brown road. He confirmed that there was no sign at Senator Black road and Route 113. NWR says that the landowner would not allow a sign. Mr. Pierce stated that no one has requested to place a sign. The Chair suggested that the CEO tell Mr. Brown that there should be a sign at the end of Senator Black road and at the end of Marston's road directing traffic into Marston Road. It would be good for Baldwin to have two signs.

The Chair mentioned that a citizen had complained about the fireworks. The CEO stated that NWR had properly noticed the fireworks, but he was aware of the misunderstanding. The CEO stated that the citizen and Mr. Brown spoke after the event and they were now all "lovey dovey."

Mr. Strock asked about the CUP's requirements that (1) the applicant increase the turning radius from Senator Black Road onto Marston Road and (2) the signage on Senator Black Road (from Line 224-226 of the CUP). The CEO had not checked on this issue but would follow up.

The Board discussed the changes to the subdivision ordinance –

Selectperson Flint said that the statute allowed the Town to adopt a stricter definition, but it cannot expand the definition of subdivision compared with the state's definition.

The Chair decided that he would set up a schedule by which the Board would review 10 or so pages of the proposed changes each meeting, with the hope of getting it done before the year.

The meeting adjourned at around 8:45 pm.