

## **Baldwin Planning Board Meeting Minutes 5/09/2019**

### **I. Call to Order**

Strock called the meeting to order at 7pm

### **II. Roll Call**

Jo Pierce, Nichol Ernst, David Strock, Sue Olafsen, Matt Fricker, Selectmen Dwight Warren CEO West Sunderland

### **III. Reading of the Minutes From Last Meeting**

Matt Fricker made a motion to accept the minutes from 4.25 as submitted by email from Ernst. Olafsen seconded. Voted unanimously.

### **IV. Open Business**

Revisited Pierce's nomination to vice-chair that was conditional upon his being present to accept. He did accept.

### **V. New Business**

1. Doug Bowen submitted a conditional use permit for Map 6, Lot 5 for a minor sub-division. Discussed that he bought the lot in 2007. September of 2018 gave a small portion to an abutter to make their house lot legal. He then sold a lot off in 12/2018 and is requesting to break out another lot. Agreed that he proposal is a minor sub-division. Discussed requesting the bank survey of the adjacent Clark property to be incorporated into the application as well as the correct deed/title. Also the deed for Lot 1 that was sold in 2018. Agreed that this meeting constituted the pre-application meeting. Olafsen brought up that the owner may be in violation as of selling lot on December 2018. In reviewing the ordinance it was determined that he is not in violation due to selling to an abutter does not count as parceling a lot per the definition of a subdivision.

In reviewing the ordinance on-line it was handwritten in that fees for a subdivision were significantly more expensive. Discussion ensued about when this change occurred. Mr. Bowen asked for a refund of his application fee and stated that was leaving the meeting. Pierce called Mr. Bowen at the number listed on the application to ask him to come back before the board as we do not think he is in violation and he left before we were able to work our way through the process.

Strock asked Selectman to find the town meeting where the subdivision ordinance fees were changed and what they were changed to and also have someone write on the subdivision ordinance that is on line.

We agreed as a board that we have not accepted his request to withdraw his application until we have another conversation. Discussed possibility of waiving the fee if the project does not seem likely to incur a large cost. Ernst made a motion to table the pre-application meeting, Pierce seconded. Voted unanimously. Agreed to wait at least three meetings to see if Mr. Bowen returns.

#### **VI. Adjournment**

Ernst made a motion to adjourn at 8:06, seconded by Pierce. Voted unanimously.

Submitted by: Nichol Ernst