

Town of Baldwin
Planning Board Minutes
2/24/22

Members Present – Jo Pierce, Don Sharp, Matt Fricker, Matt Sanborn, David Strock

Meeting opened – 7:00

Review minutes 2/10/22 minutes. Motion by DAS, seconded by Mr. Fricker. Motion passed.

First Item: Murch, Lori/Scott

Want to get a permit to remove some gravel off of Route 107.

Lori said that there is an established pit on their property, which they have owned for 23 years. They want to take some gravel off the land to prepare for retirement. Map 3, lot 33A.

Mr. Fricker went through the submission requirements of Extractive article in the Ordinance. The Board then discussed the process with them. They would like to start in Spring 2022. Mr. Strock said that the process for getting a permit could take about 6 months. With regard some of the information regarding topo and water levels, the Board mentioned to them that they can get some of the information from Cumberland County.

Send other sand and gravel

Second Item: Kurt Christianson

Kurt bought about 20 acres on Route 11 and would like to subdivide it. He thought that, with the addition of a bit of property from one of the abutters, he could have 5 house lots. The Board discussed Section 9.3 of the Land Use Ordinance and whether a waiver would be appropriate. After discussing with the Board the fact that Ordinance does not allow for driveways onto numbered routes, he said he would come back and provide a single driveway/entry.

Third Item: Jamie McDonald

Jamie wants to have the subdivision plat map signed again because he did not submit the plans to the Registry of Deeds within 90 days. Jamie said that Sebago Technics told him that more information was needed to submit the plot map to the Registry of Deeds.

Jamie said that the only change is that lots 2 and 3 are merged together. The Board voted and determined that we could sign the new plot map despite the change. Jo moved, Matt seconded, and Board voted 4 to 1 (Strock said no).

The plot mat was signed and the Board kept one copy.

Fourth Item - CEO Report

James O'Neil from Fuss contacted Wes about the solar farm. They wanted to have one more year. They submitted a letter explaining why good cause exists. We reviewed the submission, the Board voted to approve a one year extension.

Fifth Item - Comprehensive Plan

2/15/22 was the deadline for bids. There were no submissions.

One questions - should we look at making changes to the land use ordinance before, after, or at the same time as we do the comprehensive plan. The Board also discussed concern about the amount of work the comprehensive plan with entail. The Board discuss that we should figure out what exactly what we have to do versus what SMRCC will do?

Also, the Board discussed whether the Select Board should establish a committee to work on the Comprehensive Plan because it was not just a planning board issue.

Board – Move to Adjourn – 8:15 p.m.