

# **Baldwin Planning Board Meeting Minutes 8/08/2019**

## **I. Call to Order**

Pierce called the meeting to order at 7pm

## **II. Roll Call**

Jo Pierce, Nichol Ernst, Sue Olafsen, Matt Fricker Selectmen Dwight Warren and Jim Doloff, CEO West Sunderland

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

Olafsen made a motion that minutes from last meeting be accepted as emailed. Stricker seconded. Voted unanimously with Pierce abstaining as he was not present at the last meeting.

## **IV. Open Business**

### **a. Special event/permit ordinance**

Pierce shared that he read Hebron, Sebago and Fryeburg special event ordinances. Discussed having to apply for permits various number of days ahead of time—45 or 60 days etc. Pierce stated this could be helpful for neighbors etc. to have notice to come to a meeting to discuss an event permit. Fricker discussed exemptions existed in the Sebago ordinance, Olafsen stated that it also exists in the Hebron ordinance. Olafsen stated she called the town manager in Sebago Michelle Bukoveckas. Olafsen shared her conversation. Bukoveckas said in Sebago in 17 years they have never used the ordinance, as every event they have had has met the exemptions. Discussion ensued about either fewer exemptions, or possibly a set number of attendees to an event etc. Olafsen stated section 1.4 of the land use ordinance saying that the land use ordinance governs all land in Baldwin and would have to go through the people of the town of Baldwin and be an amendment to the land use ordinance. Discussion with selectmen about process. Pierce suggested that the planning board task Strock with coming up with a rough draft of mass gathering ordinance. Olafsen volunteered to look to find an individual from another town where this ordinance has worked to come speak to us.

## **V. New Business**

- a. Barbara Lewis, Ruth Perttinen, two of the four owners of lot#22, map 6 (see attachment). Pierce read the definition of a non-conforming lot. Pierce summarized swapping a non-conforming lot for a non-conforming lot, However, as discussed, a non-conforming lot cannot be created after the passage of the ordinance. Sunderland stated that after 1975 a lot to build on has to be at least 2 acres and there is a precedent for not allowing the lot to be built upon. Fricker stated that there was no problem dividing the lot, and Mr. Buckley would then have to take up with the CEO to get a building permit. If that permit was denied it would be an issue for the Appeals Board. Discussed 16E in Shoreland zoning ordinance which states that there is a possible special exception to be considered. It was agreed that there is no issue for the Planning board to consider at this time as the property dispute still exists.
- b. Discussion of Nature's Wilderness advertisement in the Shopper's Guide about an Open House. It was agreed that the four members of the the planning board present would not attend as it is not a public hearing.

## **VI. Adjournment**

Olafsen made a motion to adjourn, Fricker seconded. Voted unanimously.

Submitted by: Nichol Ernst

Agenda as sent my Chair David Strock on 8.05.19

- (1) Review and approve draft minutes from July 25, 2019 meeting.
- (2) Begin discussion of Special Event Permit/Ordinance.
- (3) Confirm Public Hearing on 8/22/19 for CUP request by John Emmons (building in front of Dodge Oil facility). Mr. Emmons confirmed he could attend on 8/22/19.
- (4) Planning Board Members attendance of Natures Wilderness open house in September. Is public notice of a meeting necessary if anyone attends? Make clear in record that this event is not a planning board site walk.
- (5) Consideration of motion to adjourn