

Baldwin Planning Board

May 12

Present Norm Blake, Jo Pierce, and CEO Wes Sunderland
Fred came in late and David Stock even later

There was no quorum at the start of the meeting

We had a workshop session with the public who attended

Dan Young brought in (anna conditional) Use Permit
Application ^{and \$150 check} which we accepted

Public Hearing Scheduled for May 26

We talked about The Marston Pond Road. The Selectmen
will talk to the new owner about working on the road.

Telephone # of forester to Wes

To: Town of West Baldwin Planning Board

Ref: Conditional Use Permit Application

Date: May 12, 2016

Dear Sirs,

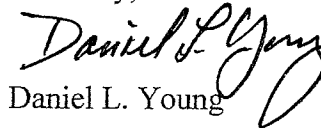
Pursuant to our conversation of April 28, 2016 at the Planning Board Meeting I, Daniel L. Young do hereby apply for a Conditional Use Permit to have my daughter's modular home remain on my property at 95 Pigeon Brook Road West Baldwin, Maine. This application is for our daughter Leslie Sanborn to live in the modular home with her daughter, our granddaughter Abigail Sanborn age 11 years.

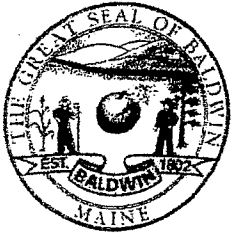
The request is for medical reasons. I have included, as requested a letter from her medical provider stating the medical reason.

The modular home has been previously inspected and approved in its current location as outlined in the sketch of our land. No changes are anticipated.

Thank you for your consideration in this matter. As always please feel free to view the modular home if warranted. Please accept this application and if there are any questions feel free to contact me at (h) 625-7687 and (c) 557-9628.

Sincerely,


Daniel L. Young



Town of Baldwin

534 Pequawket Trail
West Baldwin, Maine 04091
Phone: (207) 625-3581
Fax: (207) 625-7780

Date Application Received: MAY 12, 2016
Received by: _____
Fee Paid: 8150.00

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit (CUP) for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. Three copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

Section A. Basic Information (to be completed by all applicants)

1. Applicant's Legal Name: DANIEL L. YOUNG
2. Applicant's Mailing Address: 95 PIGEON BROOK ROAD
WEST BALDWIN, MAINE
3. Phone number where applicant can be reached during business hours. 625-7687 or 557-9628
4. Are you the owner of record of the property for which the Conditional Use Permit is sought? yes (provide copy of Title and go to question 8)
 no (answer question 5, 6, and 7)
5. To apply for a Cond. Use Permit, you must have legal right, title or interest in the property. Please indicate you interest in the property and attach written evidence of this interest. PROPERTY OWNED PER ATTACHED
DEED

6. Property Owner's Name

DANIEL L. YOUNG

7. Property Owner's Address

95 Pigeon Brook Road
West Baldwin, Maine 04091

8. Location of property for
Which the permit is sought?

95 Pigeon Brook Road

9. Indicate the Map and Lot number for the
Property from the Town's assessment records

Map 5 Lot 41.B

10. Indicate Zoning District in which the
Property is located (check as many as apply)

- Natural Resource Protection
- Highlands
- Rural
- Village Commercial

11. List the use for which a Conditional Use Permit is being sought. Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the District in which it is located.

Article #10.9 A 1 Temporary dwelling for medical reasons of family member.

12. Attach the following information to this application as outlined in Article 8, Conditional Uses. For each item, please indicate by checking that item that it has been included with your application.

- a. A location map showing the location of the property with respect to Roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.

- b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.
- c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, driveways and parking areas.

Section B. Standards for Conditional Use Permit
(The full text appears in Article 8.3).

1. The Planning Board shall consider impact:

- a. the size of the proposed use compared with surrounding uses;
- b. the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses;
- c. the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;
- d. unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties.
- e. the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

- a. the ability of traffic to safely move into and out of the site at the proposed location;
- b. the presence of facilities to assure the safety of pedestrians passing by or through the site;
- c. the capacity of the street network to accommodate the proposed use;
- d. the capacity of the storm drainage system to accommodate the proposed use;
- e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

Section C. Shoreland Standards

Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking that item that it has been included with your application. Each standard must be addressed in your submission.

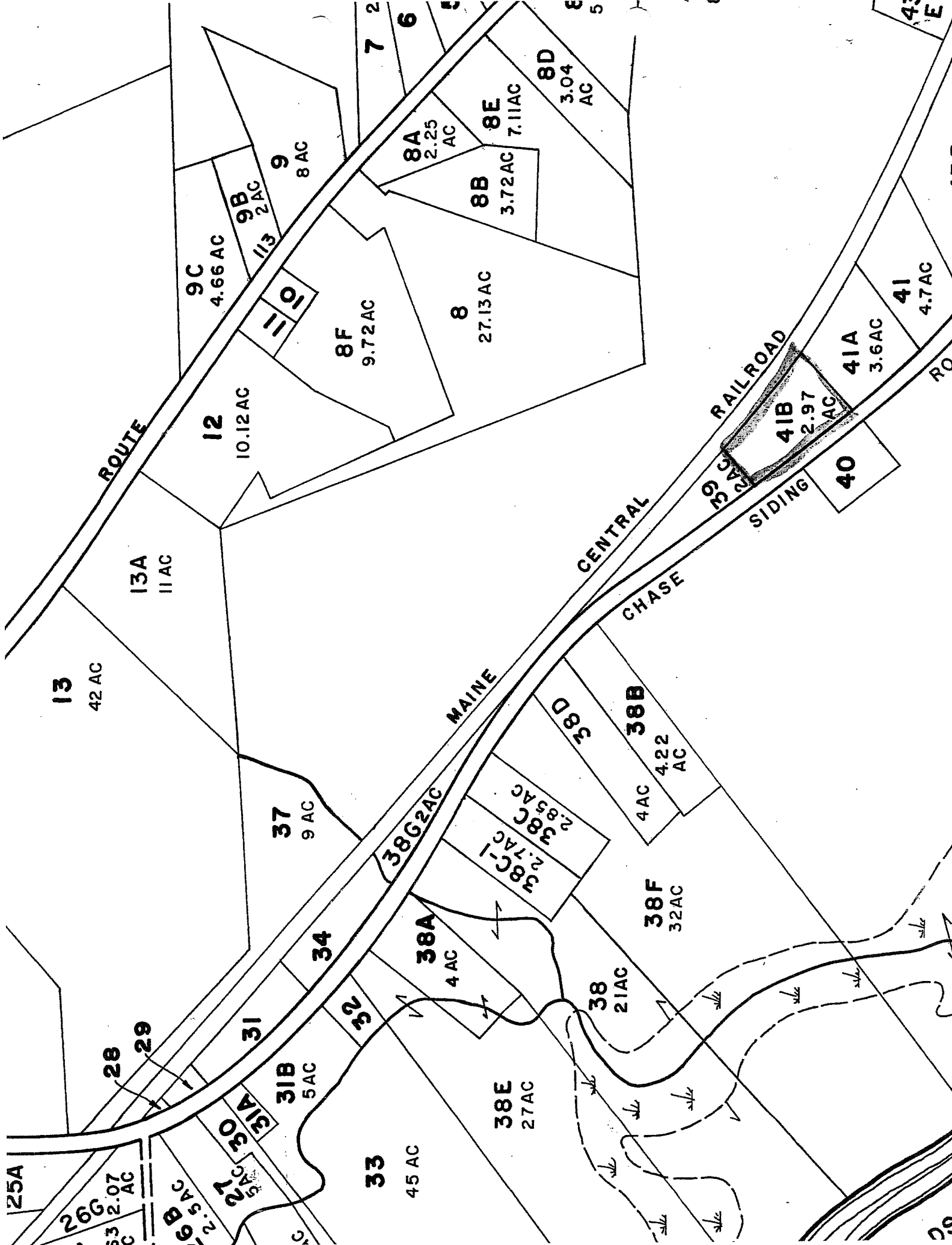
- a. will not result in unreasonable damage to spawning grounds. Fish aquatic life, bird and other wildlife habitat;
- b. will reasonably conserve shoreland vegetation;
- c. will reasonably conserve visual points of access to waters as viewed from public facilities;
- d. will conserve actual points of public access to waters;
- e. will reasonably conserve natural beauty;
- f. will reasonably avoid problems associated with floodplain development or use.

Section D. Certification (to be completed by all applicants)

I/we Daniel L. Young / Linda F. Young, certify that I/we are the legal applicants for the Conditional Use Permit requested by this application, that I/we are the owners of the property covered by this application or have the property owner's consent to the filing of this application and have legal interest in the property and that the information contained in this application and supporting material is accurate and true.

I/we further certify that I/we have read the standards for granting of Conditional Use Permits contained in the Land Use Ordinance.

<u>Daniel L. Young</u>	<u>5/12/10</u>
Signature of Applicant	Date
<u>Linda F. Young</u>	<u>5/12/10</u>
Signature of Applicant	Date



13
42 AC

13A
11 AC

12
10.12 AC

8F
9.72 AC

8
27.13 AC

8A
2.25 AC

8B
3.72 AC

8E
7.11 AC

8D
3.04 AC

9C
4.66 AC

9B
2.2 AC

9
8 AC

7

6

5

8

5

RAILROAD

CENTRAL

CHASE

MAINE

SIDING

41B
2.97 AC

41A
3.6 AC

41
4.7 AC

38G
2 AC

38C
2.85 AC

38C-1
2.17 AC

38B
4 AC
4.22 AC

38F
32 AC

38A
4 AC

38
21 AC

38E
27 AC

33
45 AC

34

37
9 AC

31

31B
5 AC

30

29B
2.5 AC

29

28

26G
2.07 AC

25A

20

For Planning Board Use Only

Date Received by Baldwin Planning Board:

12 MAY 2016

Received by:

NORMAN BLAKE

Public Hearing Date:

26 MAY 2016

Conditional Use Permit Application of:

DANIEL YOUNG

Permit Denied (date):

Explanation of Denial:

Permit Approved (date):

26 MAY 2016

Conditions to Permit if any,

APPLICANT TO REESTABLISH NEED IN GRANDDAUGHTER'S
BIRTHDAY MONTH ON HER 15TH AND 18TH
BIRTHDAYS.

PLANNING BOARD MEMBERS

W. S. III BLAKE

M. S. M. FRICKER

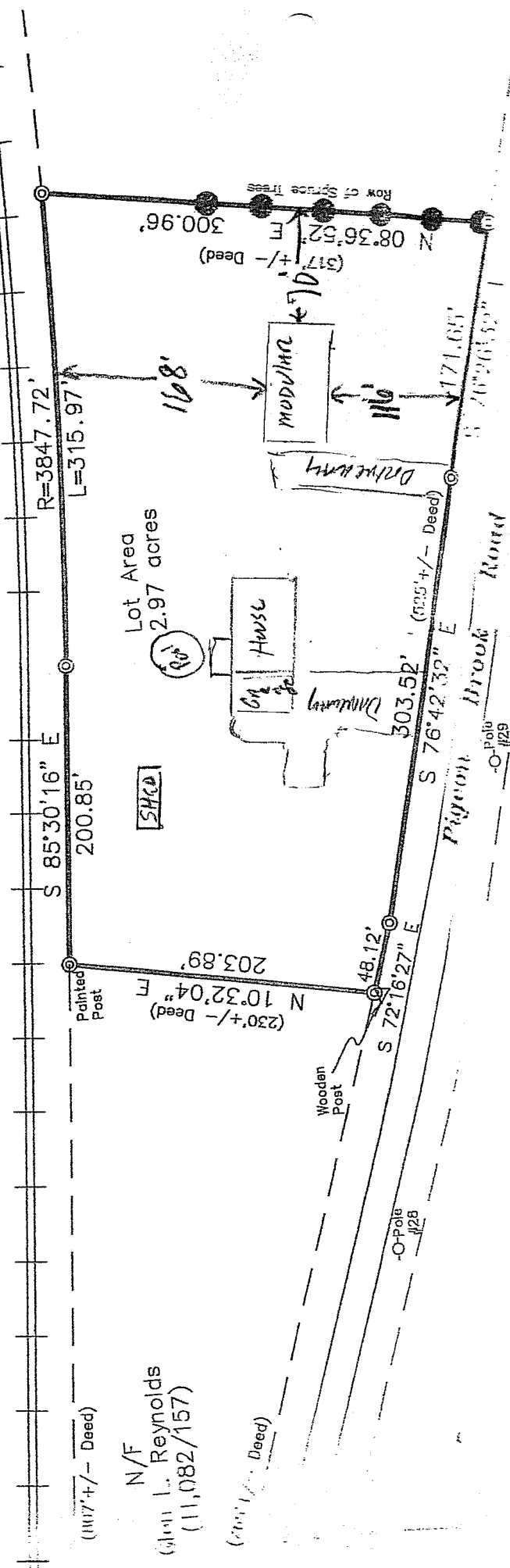
Frank Pierce

Pierce

Young Property

Maine Central Railroad Mountain Division

State of Maine



(1107' +/- Deed)

N/F
Glen L. Reynolds
(11,082/157)

(203' +/- Deed)

N/F
Webster N. Jones
(15,426/274)

1/8" Copied (16' tall #214)

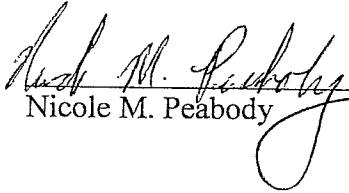
1/8" Copied (16' tall #214)

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WARRANTY DEED

NICOLE M. PEABODY of Buxton, York County, Maine, for consideration paid, grants to DANIEL L. YOUNG and LINDA F. YOUNG of Standish, Cumberland County, Maine, whose mailing address is 320 Boundary Road, Standish, ME 04084, with Warranty Covenants, as joint tenants, the land in Baldwin, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 6th day of December, 2010.



Nicole M. Peabody

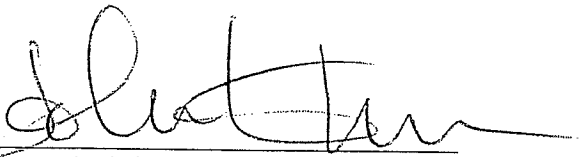
STATE OF MAINE

CUMBERLAND COUNTY , ss.

December 6 , 2010

Then personally appeared the above named Nicole M. Peabody who acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Printed or Typed name of Notary:

Commission Expiration:

JOHN L. ELMEN
ATTORNEY-AT-LAW

EXHIBIT A

A certain lot or parcel of land situated on the Northerly side of the Pigeon Brook Road in the Town of Baldwin , County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar set in the ground at the Southeasterly corner of land now or formerly of Glen L. Reynolds (11,082/157) on the assumed Northerly side line of the Pigeon Brook Road;

Thence N 10°32'04" E along land of the said Reynolds 203.89 feet to a 5/8" capped rebar set in the ground on the Southerly side line of the Mountain Division of the Maine Central Railroad;

Thence S 85°30'16" E along the said side line of the Railroad 200.85 feet to a 5/8" capped rebar set in the ground;

Thence continuing Easterly along the said side line of the Railroad following a curve to the left having a radius of 3847.72 feet a distance of 315.97 feet to a 5/8" capped rebar set in the ground at the Northwesterly corner of land now or formerly of Richard E. Davis, Jr. & Abigail Eddy (22,263/283);

Thence S 08°36'52" W along land of the said Davis & Eddy 300.96 feet to a 5/8" capped rebar set in the ground on the said side line of the Pigeon Brook Road;

Thence N 76°26'32" W along the said side line of the Pigeon Brook Road 171.65 feet to a 5/8" capped rebar set in the ground;

Thence N 76°42'32" W continuing along the said side line of the Pigeon Brook Road 303.52 feet to a 5/8" capped rebar set in the ground;

Thence N 72°16'27" W continuing along the said side line of the Pigeon Brook Road 48.12 feet to the point of beginning. Containing 2.97 acres.

All bearings are Magnetic of the year 2004.

Subject to a Utility Easement to New England Telephone and telegraph Company recorded in Book 1268, Page 99 of the Cumberland County Registry of Deeds, to the extent that it may affect the land conveyed herein.

Meaning and intending to convey the same premises conveyed to this Grantor, Nicole M. Peabody by Miriam R. Davis as recorded in the Cumberland County Registry of Deeds in book 25,461 page 163. In this deed is a reference to several deeds for the source of title of the said Miriam R. Davis, which are incorrect. The correct title reference for the said Miriam R. Davis should be book 4871 page 173.

DANIEL Young
95 Pigeon Brook Rd.

PAGE 5

41-B
LOT

129

~~XXXXXXXX~~

RR

DANIEL Young
2 RMR
2 RESIDENT

LOT # 41-B

3 TRAILER
DAUGHTER & GR. DAUGHTER

Pigeon Brook Rd
2.97
ACRES

REASON

APR. 10, 9
A-1.

Res. ~~2004~~
2010

2 RESIDENT on 2.97 Acres

Placement of TRAILER

OCCUPANTS: DAUGHTER: LESLIE SANBORN
and 2 GR. DAUGHTERS: GRACE - 16 YO
ABBIGAIL - 11 YO

APRIL 28, 2016 →

ABBIGAIL - MEDICAL CONDITION.