

## **Baldwin Planning Board Meeting Minutes 5/23/2019**

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

Strock called the meeting to order at 7pm

### **II. Roll Call**

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

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

Approved unanimously as submitted by email from Ernst to the planning board.

### **IV. Open Business**

1. Continuation of pre-application meeting discussion of Doug Bowen's submission a conditional use permit for Map 6, Lot 5 for a minor sub-division. Bowen submitted the correct deed for the property, a survey conducted by Metcalf land surveying in 2007, and the correct deeds for other parcels and sales. Discussion ensued to determine the various lots, who they were sold to. Discussed Article 5 of pre-application meeting and assessing appropriate documents submitted. Things that are missing: 5.2d an on-site inspection, 5.3a copy of USGS topo map, 5.3b a copy of the county soil survey.  
Reviewed article 6.2 website says that an application fee of \$300 per lot or acre, and a \$10,000/lot or acre whichever is greater seems to be the required fee. Discussed with selectmen when fees increased and definitively determining what they currently are. Determined that the search needs to continue for the accurate information. Strock stated that until we know the amount of the fee we will not charge Mr. Bowen and will not discuss whether we are to waive the fee or not. Reviewed in detail with Mr. Bowen the required sketch for the Registry of Deeds as in Article 6.3c. Showed him an example from a previous application. Photocopied language from subdivision ordinance for Mr. Bowen and also encouraged him to discuss with the Registry of Deeds office in Portland. Also discussed going to the Cumberland County Soil and Conservation office to get a copy of the county soil sample.  
Discussed then doing notice to abutters and an on-site inspection. Further discussion ensued regarding the fee and the possibility of waiving the fee or a portion of the fee. Discussed article 14 regarding the language around waivers. Decided that before discussing a possible waiver needed to know the

exact fee amount. Asked selectmen to further research this topic. Agreed that the board would contact Mr. Bowen when we figure this out.

**V. New Business**

Discussion of mass gathering ordinance as a possibility to manage one day events or events on a property, whereas currently the only tool to address these events is a conditional use permit. Strock expressed concern that the land use ordinance as it stands is a difficult tool to assess these types of events.

Question was raised if a Conditional Use Permit can have an expiration date. Agreed that this would be a question for David Lourie in the future.

**VI. Adjournment**

Pierce made a motion to adjourn, Fricker seconded. Meeting adjourned at 8:48pm

Submitted by: Nichol Ernst