

Planning Board

Town of Baldwin

December 27, 2018

Norm Blake called the meeting to order at 7:00 PM Also present were Jo Pierce who acted as secretary in the absence of Nichol Ernst, and Matt Sanborn. Norm stated that this constituted a quorum. The Selectmen and Gerry Brown were in the audience.

Gerry Brown was present to represent Nature's Wilderness. Jon Whitten was not able to attend. Jeff Sanborn suggested that the signing of the agreement on the road be delayed until towards the end of the process. We would include a bond that would guarantee the applicant's adherence to the conditions of the Conditional Use Permit.

We started the review of the application on page 6 of the application. The Selectmen do not object to the applicant selling beer and wine. We asked for the definition of the size of a cabin. Gerry said he would get back to us.

Under #5 add wording "Planning Board" after Baldwin. Section A "a Maine Corporation" after corporate name.

#3 add Gerry Brown 207-409-7724

#5/6/7 Always "a Maine Corporation" and attachment #2 must be changed

Is this a divided lot or a whole lot? Is this Map 22 Lot 7 or something else?

Primitive recreation does not include ATVs or dirt bikes. The applicant will add ATV trails and dirt bike trails to the list #11. NW will not charge anything for ATVs. Once again we recommended they hire a Maine lawyer.

Page8 1 1a is how many acres? 1-16 questions were asked about the traffic study and the intersection of Senator Black Road and 113. Ask MDOT about the safety of the intersection with the projected traffic.

We continued through the application making suggestions here and there. We finished with tab 1

We talked with Wes about the importance of making reports on his activities easily available to the Planning Board and the public. He said he would come up with a way to do that.

Matt moved that we adjourn. Jo seconded the motion.

Adjourned: 8:30