

Town of Baldwin
Planning Board Minutes
3/10/22

Members Present – Jo Pierce, Don Sharp, Matt Fricker, David Strock, and Tracy Grisez

Meeting opened – 7:00

Review minutes 2/24/22 minutes. Mr. Fricker noted that we need to add David Strock to the present members. With that change, the motion to approve the minutes passed.

First Item: Comprehensive Plan Discussion

The Board discussed whether the update approach made more sense versus a full new plan approach. The Board also discussed the need to find out why there were two different prices for the GIS mapping. These are issues that should be discussed with Lee Jay Feldman.

The Board discussed what are the division of responsibilities between the Town and SMRPDC. What are the additional responsibilities in the full process versus the update?

Mr. Fricker thinks that we should prioritize and identify the issues:

- GIS Mapping - We should put Lee Jay Feldman in touch with the Town assessor so they could discuss the GIS mapping issue;
- Responsibilities - The Board questioned whether we know that the various duties/responsibilities would be for the update versus the full review? Doesn't seem like we know exactly what each party would be doing;
- The Who - Who is going to do it? Who is going to create/make the committee from the Town;
- Community Surveys - Mr. Pierce thinks we should take a look at the community surveys that other communities have used;
- Another question concerned the need for new chapters in the Comprehensive Plan. There was a brief discussion of the new State rules regarding housing density. That may be the type information for which a new chapter would be appropriate.

The Board agreed that we should discuss these issue with Lee Jay Feldman when he comes before the Board.

Second Item: Solar Farm on 113

The Solar Farm sought an extension of the CUP for the project. The Board felt that we need to reinforce that the developers need to get going. Hiram said that they would not get another extension. The Board decided to allow the 1 year extension for the permit.

Notably, the Hiram solar ordinance was on the ballot for 3/4/22. No one knew whether it passed or not.

Third Item: CEO Update

Another CUP regarding the sign located at the intersection of Routes 113 and 117 (route 5). Joel, who lives on Rocky Dunn Road, owns the property where the sign is located. A few Baldwin residents have expressed concern about the sign. The Town contacted the DOT, who told them that the owner of the sign needs to be 1000 feet from his business activity from the sign. He therefore wants to make a home occupation at the house on the site.

Mr. Fricker interested in the normal being 4x5 sign in most CUPs. Seems like we would want to use that same formula for this property.

The CEO noted that the individual's office is located in Bridgton.

The Board discussed whether this CUP request was a sham, such that he was simply trying to get around the DOT regulation and had no intent to operate his business at the location. Mr. Fricker observed that the CUP may backfire on him because most CUPs in the Town on Route 113 there was a sign limit of 4x5. Mr. Fricker believes that if he has a business on the property, the sign may be one of the conditions, but the Board would need to consider his CUP and make that determination.

Board – Move to Adjourn – 8:10 p.m.