

**TOWN OF BALDWIN
PLANNING BOARD MINUTES
8/27/15**

Attendance: Jo Pierce, Norm Blake, Glenn Reynolds, Matt Fricker, and Fred Miner (CEO Wes Sunderland also attended)

Meeting called to order at 7:00 p.m.

MOTION: Motion to dispense with the reading of the prior minutes, passed unanimously

First Item: FEMA Flood Maps

Norm informed the Board that he attended a FEMA meeting in which the new flood plain maps were discussed.

Second Item: Arthur Jordan

Mr. Jordan submitted a CUP application. The Board will need a copy of his deed to make the application complete. The Board agreed to hold a public hearing on Mr. Jordan's CUP application on September 10, 2015.

Third Item: Conrad and Diane Dunning

The Dunnings had a CUP for a mother in law facility in 2013. The mother in law has since passed. According to the Dunnings, he was told that he did not have to do anything because they had added acreage to the parcel. Their daughter currently lives in the former mother in law facility, which is on 25 acres. The facility has its own well and sewage, on a shared driveway. The Dunnings agreed to separate out the trailer by the fall of 2015.

Fourth Item: Julie Yarbrough

Ms. Yarbrough has a business on Route 113. She brought a CUP application with her to the meeting. She was told that she needed to provide the Board with a copy of her deed to make the application complete. The Board agreed to hold a public hearing on the CUP application on September 24, 2015.

Fifth Item: Dan and Mrs. Young

A Daughter apartment was allowed because of a grandchild's medical issue. Dan previously came and spoke to the Selectmen who told him not to worry about the issue. Dan would like an extension of the permit. There was a general discussion about the possibility of obtaining enough land to make two lots. The Board asked the Youngs to return prior to Halloween to discuss their progress.

Sixth Item: Tony and Dean Wood

The Woods appeared on behalf of FE Wood Natural Energy to discuss a site plan review. Tony handed out a site plan review application, which seemed complete. The Board agreed to hold a public hearing on the site plan on September 10, 2015.

Other Items: The Board discussed considering an ordinance for marijuana business. The Secretary was asked to come up with a system to organize the planning board's files and keep them that way. If help is needed the Planning Board members are asked to be of assistance.

Adjourned at 8:30.

Submitted J.P., acting secretary.

Town of Baldwin, Maine
Application for Conditional Use Permit

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit 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

Arthur L Jordan

2. Applicant's Mailing Address

PO Box 21 44 School St

East Baldwin ME 04024

3. Phone number where applicant can be reached during business hours

2077872919 2078318841

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 Questions 5, 6, and 7)

5. To apply for a Conditional Use Permit, you must have legal right, title or interest in the property. Please indicate your interest in the property and attach written evidence of this interest.

Arthur Jordan INC

To have a Garage Business with my son Arthur L Jordan Jr

6. Property Owner's Name

Same

7. Property Owner's Address

Same

8. Location of property for which the permit is sought

44 School St

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

Map 001 Lot 55 A

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.

*Auto Repair
Auto Sales
Auto Warehouse
Recycling Yard
Garage*

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.

*10 Parts Cars
5 Sale Cars
5 Working on
Car Wash
3 employees*

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

1. The Planning Board shall consider impact:

- 1/109* a. the size of the proposed use compared with surrounding uses;
- VERY LOW* 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;
- NONE* c. the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;
- NONE* 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:

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

*Bill STEVE ESTE
SCRAP CIA
PREMIERIANO
ON Old FOUNDATION*

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.

No flood plains on this 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 Arthur Leland, 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 materials 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.

Arthur Leland 8 26 15
Signature of Applicant Date

Signature of Applicant Date

Date Received by Baldwin Planning Board:

Received by:

Public Hearing Date:

Conditional Use Permit Application of:

Permit Denied (date):

Explanation:

Permit Approved (date):

Conditions to Permit if any

Know all Men by these Presents,

That We the Selectmen acting for the Town of Baldwin

in consideration of one dollar (\$1.00) and other valuable considerations

paid by Arthur Jordan of said Baldwin

and whose mailing address is East Baldwin, Maine 04024.

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Arthur Jordan his heirs and assigns forever,

a certain lot or parcel of land

with reference to which is listed in the 1966 Valuation Book as

Bounded on the North by Old Route 113 and East by land formerly owned by George Oliver and Betty Chase and now owned by Glen and Norma Haines and on the South by land of Henry Black of Baldwin and on the West by land formerly of Edwin Rounds Heirs and now owned by Edwin Guptill of Baldwin.

Said property currently listed on Property Maps MAP 1 LOT 41 containing 54 acres.

Approximately 3 acres now owned by Arthur Jordan from the original parcel of land.

On here and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said

Arthur Jordan his

heirs and assigns forever.

In Witness Whereof, the said Selectmen

Town of Baldwin do hereby

relinquishing and conveying or claims the said Town did have by the terms of a 1966 tax lien recorded Cumberland County Register of Deeds Book 2738 Pg 206

day of October in the year of our Lord one thousand nine hundred and eighty.

Signed, Sealed and Delivered in presence of

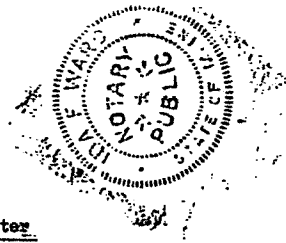
Handwritten signatures: Lang W. McNeil, Norman D. McKenney, John D. Murphy

State of Maine } ss. County of Cumberland October 2 1980

Personally appeared the above named

Norman McKenney and acknowledged the above instrument to be his free act and deed.

Before me, Notary Public, Attorney at Law.



OCT 6 1980 REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE Received at 9 244A and recorded in BOOK 4676 PAGE 52 Edward J. Austin Register

#1 ARTHUR JACOBS, JR.

14
8
1426

#2 46 SCHOOL ST.
E. BALDWIN, ME. 04091

#3 ~~1187~~ - 2919

#4 ~~1187~~ * (SEE TITLE)

Reference, A. L. S. (see agreement)

#5 }
#6 }
#7 }
#8 }
#9 }
#10 }
#11 }
#12 }
#13 }
#14 }
#15 }
#16 }
#17 }
#18 }
#19 }
#20 }

#8 46 SCHOOL ST. E. BALDWIN

#9 MAP #001 LOT #055-A

#10 VILLAGE COMMERCIAL

#11 - DIST. #6

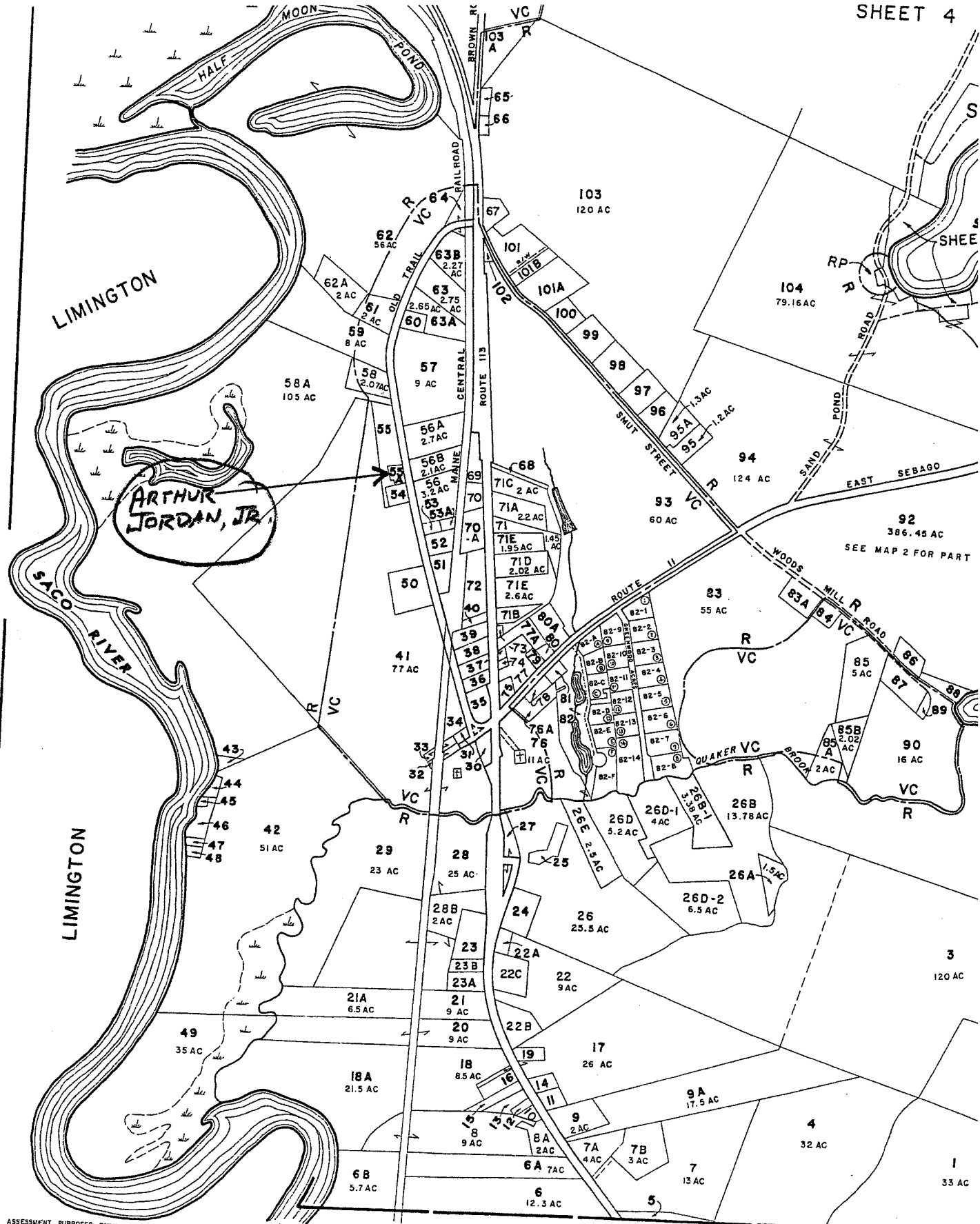
#12-2. SEE EXHIBIT #12-A. (TOWN MAP PHOTOGRAPH)

-b. VEHICLE REPAIR GARAGE TO:

1. MAINTENANCE & REPAIR MECHANICAL PARTS OF VEHICLES TO INCLUDE CARS, TRUCKS, LARGE TRUCKS, and CONSTRUCTION OR Logging Equipment
2. AND TO PERFORM REPAIRS BY WEARING OF PARTS

-c. SEE EXHIBIT #12-c (SITE DRAWING of LOT #12)

EXHIBIT: 12-A



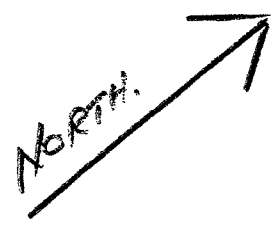
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1970

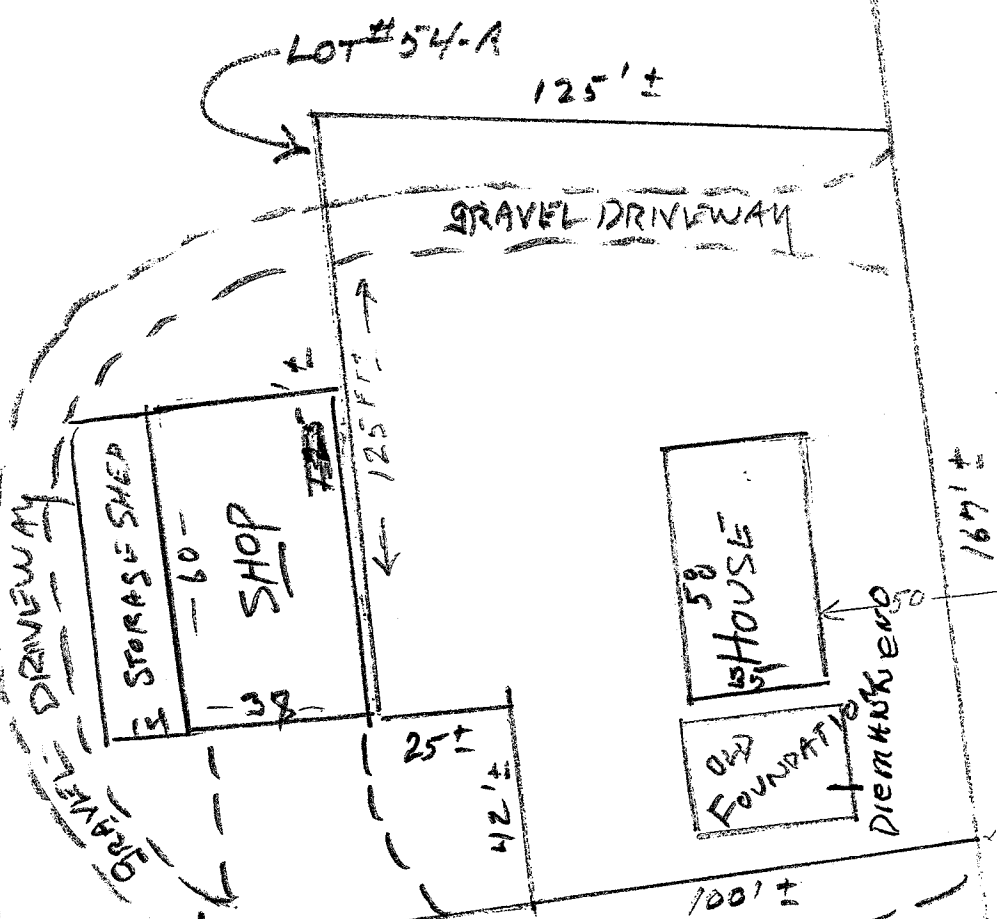
STANDISH
PROPERTY MAP
BALDWIN, MAINE

EXHIBIT 12-C

LOT # 55



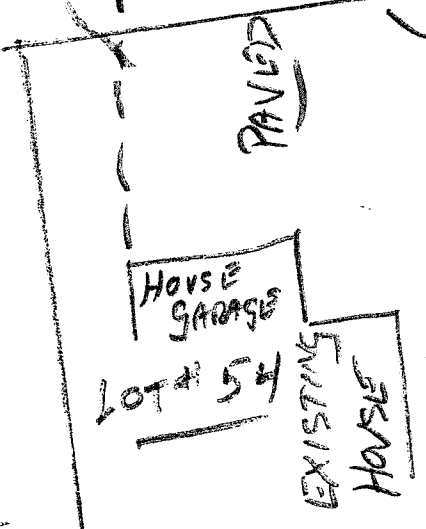
GRAVEL PARKING



#46 SCHOOL ST.

MAP 001
SCALE 3" = 125 FT.

4" = 125'
3" = 125'
12:1



LOT # 54

PAVED DRIVE

VEHICLE SALES
Display

August 18, 2015

To Whom it May Concern:

My name is Julie Yarbrough. My business is Kick the Moon, LLC. I am an artist, designer and instructor. My business is mainly focused upon making pottery, felting wool, sculpting, marketing and selling my creations.

I bought the New Country School building, 969 Pequawket Trail, in West Baldwin, a few years ago and have used it as my studio and as a place to, occasionally, give instruction in the making of various crafts, such as: painting silk scarves, felting, knitting, spinning yarn, etc. The frequency of classes, in the future, will depend upon demand, but will, most likely, be twice a month.

In the near future, I intend to establish a small and limited craft retail space. Examples of the items that might be sold are: Pottery, hooked rugs, hand made soap, hand made baskets etc. The items, for sale in the shop, will be locally sourced.

Thank you for your time and for considering my application,

Sincerely,



Julie Yarbrough
Kick the Moon, LLC

For Town Use Only

Date Application Received _____
Received By: _____
Fee Paid: \$ _____

Town of Baldwin, Maine.
Application for Conditional Use Permit

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

- 1. Applicant's Legal Name JULIE B. HARBROUGH
- 2. Applicant's Mailing Address 731 NOTCH RD
HIRAM ME 04041
- 3. Phone number where applicant can be reached during business hours 207 625 8415
- 4. Are you the owner of record of the property for which the Conditional Use Permit sought ?
Y yes (provide copy of title and go to Question 8)
 no (answer Questions 5, 6, and 7)
- 5. To apply for a conditional Use Permit, you must have legal right, title, or interest in the property. Please indicate your interest in the property and attach written evidence of this interest.

- 6. Property Owner's Name _____
- 7. Property Owner's Address _____

- 8. Location of property for which the permit is sought 969 Peapawket Trail
W. Baldwin, ME 04091
- 9. Indicate the Map and Lot number for the property from the Town's assessment records
Map # 11 Lot # 53
- 10. Indicate Zoning District in which the property is located (check as many as apply)
 Natural Resource Protection Highlands
 Village Commercial Rural
- 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.
Commercial School
Services Business
Retail Business

Town of Baldwin, Maine
Application for Conditional Use Permit
(continued – page #2)

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.
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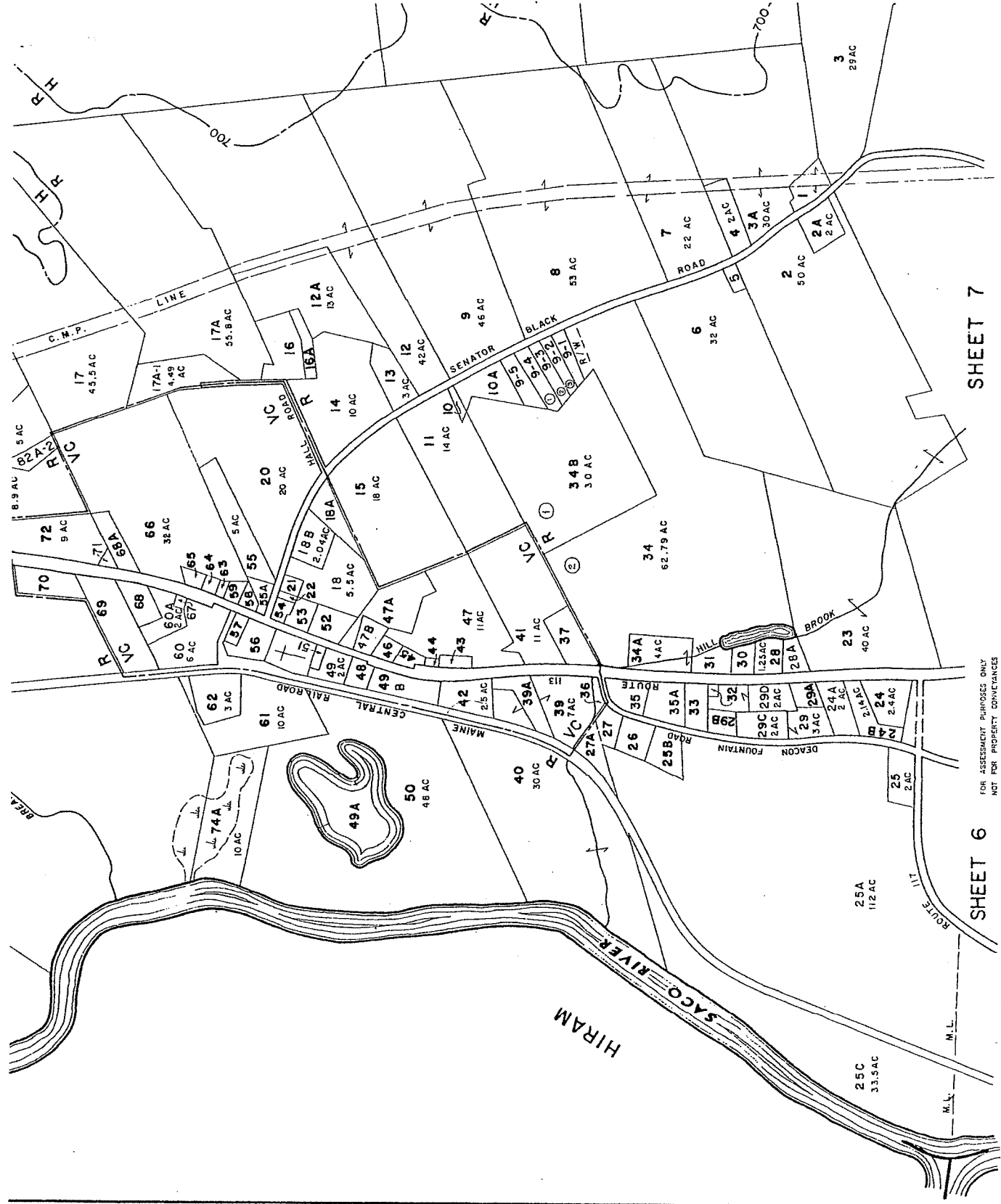
Section B: Standards for a conditional Use Permit (the full text appears in Article 8.3)

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:
- a. 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

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- a. Will not result in unreasonable damage to spawning grounds, fish, aquatic life, birds 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.



SHEET 7

SHEET 6

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

PROPERTY MAP
BALDWIN, MAINE

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1970