

# **Baldwin Planning Board**

## **Meeting Minutes**

January 25, 2018

### **I. Call to order**

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:15 PM on January 25, 2018 at the Baldwin Town Hall.

### **II. Roll call**

Norm Blake conducted a roll call. The following persons were Planning Board Members were present: Norm Blake, Jo Pierce, David Strock, and Matt Fricker. Also present were Selectmen Bob Flint, Jeff Sanborn and Dwight Warren, as well as CEO Wes Sunderland.

### **III. Approval of minutes from last meeting**

Matt Fricker read the minutes from the meeting on 11JAN18. The minutes were approved as read.

### **IV. Open issues**

- a) Proposed Shoreland Zoning Ordinance (SLZO) – Prior to the start of the Planning Board meeting, a Public Hearing on the proposed SLZO was held from 7:00 PM to 7:15 PM. A copy of the advertisement in the Shopping Guide announcing the Public Hearing is attached to these minutes. The announcement ran in the Shopping Guide on January 10, 17 and 24. One member of the public of the Town of Baldwin attended the Proposed SLZO Public Hearing.
  - **A vote was held to submit the proposed SLZO to the Town, and was unanimously approved.** The proposed SLZO will be presented at the Town Meeting as the following Article, “To see if the Town will vote to adopt the proposed Shore Land Zoning Ordinance as presented by the Planning Board”.
- b) Nature’s Wilderness (NW) – Gerry Brown (POA for Owner, Scot Efron) and Jeff Amos, Terradyn were present to update the Planning Board on the status of NW. They presented and discussed 5 Site Plan sheets and 1 Topographic Worksheet, all of which are attached to these minutes. Following are the key points of a wide-ranging discussion regarding NW:
  - NW is creating its own time line hardships by not attending Planning Board meetings at which they are expected via communication with the

CEO. The Planning Board is unable to do a site walk if there is more than 6 inches of snow on the ground. This pushes the time line for approval of a CUP (which requires 1 or more site walks) until Spring.

- Gerry and Jeff acknowledged this delay, and indicated that NW was dealing with other delays due to losing previously engaged land surveyors and soil scientist resources. They have since retained replacement consultants:
  - Middle Branch Land Surveyors
  - Long View Partners – Working on wetland assessment, septic systems and high-density soil survey. Currently digging test pits.
- Another source of delay is needing to correct already completed campground construction to ensure compliance with Maine DEP requirements. For example, all the areas noted in blue on sheets C-1.0, C-1.1, and C-1.2 must be restored/replanted/revegetated to original condition. This includes pulling roads back, re-loaming, planting trees, etc., to satisfy DEP mandates.
- The foundation, which was previously installed prior to an appropriate Building Permit, has been removed.
- In addition to the restorative efforts noted above, NW is also working on locating electrical systems, the high intensity soil survey, an updated road plan, septic system designs and well locations in order to complete the DEP application.
- The PB pointed out that all electrical work completed at NW will need to be clarified and reviewed to ensure that proper permits were obtained and safe construction processes followed.
- There are currently approximately 278 planned camping/RV sites at NW.
- Discussion was held regarding NW plans for doing work on Marston's Road (a 3-rod road, owned and maintained by the Town of Baldwin). Norm Blake stated that the Planning Board will require that a bonded professional construction operation do the work on Marston's Road.
  - Jeff Amos indicated that in his experience this sort of situation has been satisfied by having a professional engineer (PE) approve plans and supervise construction.

- A discussion was held on Subdivision requirements. The Planning Board emphasized that due to the permanent nature of some of the “glamping” cabins already present at NW, with more being planned (all of which include plumbing and heating, etc.), that NW will need to comply with Subdivision Ordinances and file a Subdivision CUP, in addition to the NW Campground CUP.
- Impact of NW on Baldwin Fire and Emergency Services was discussed.
  - The need was pointed out for multiple dry hydrants throughout the campground. NW indicated they had plans for a dry hydrant at the sediment/swimming pond.
  - There was some objection on behalf of NW as they indicated that they would have a private fire truck to service the campground. The PB asked NW to ensure coordination with the Town Fire Chief on Fire services, standardized fittings, etc.
  - The PB expressed concern about the impact of NW on the Town’s resources because, at full capacity, NW would effectively double the Town’s population. **The PB indicated it would be appropriate to hire professional expertise, at the expense of NW, to evaluate the impact of NW on Town resources especially in terms of road adequacy (particularly in the situation of a fire evacuation), and Emergency Services (Standish Rescue currently does about 12 runs per year to Acres of Wildlife).**
  - The PB will ask Lee Jay Feldman for recommendations for the type of consultant that could perform an evaluation of NW campground impact on Baldwin resources.
- Light “pollution” was discussed. The PB indicated that all lighting must be inward and downward.
- The topic of restricting NW from selling ownership of portions, parcels or lots of the campground to individuals for permanent camp sites was discussed. The PB indicated this would be a restriction included in the CUP. NW indicated it was their intent to never make such piecemeal sales.

- The final request from the PB to NW was for an inventory of all the different types of structures at NW, e.g., yurts, “glamping” tents. “glamping” cabins, basic cabins, etc.

## **V. Adjournment**

Norm Blake adjourned the meeting at 9:00 PM.

Minutes submitted by: Matt Fricker

## **ATTENTION BALDWIN RESIDENTS**

The Town of Baldwin has drafted a revision to its Shoreland Zoning Regulations. The draft ordinance and associated map are being posted on the Town website for your review. Copies of the ordinance and a large version of the map are also available to see in the Town Office. The Public Hearing will be continued, as noted below, to give citizens of Baldwin an opportunity to comment on the proposed regulations, as well as to address some "housekeeping" changes to the Baldwin Land Use Ordinance to ensure that it aligns with the Shoreland Zoning Ordinance.

**AMONG OTHER PURPOSES, THE SHORELAND  
ZONING ORDINANCE CONTROLS BUILDING  
SITES, PLACEMENT OF STRUCTURES AND  
LAND USES IN SHORELAND AREAS.**

The revised Shoreland Zoning Regulations will then be put forth as an Article for approval at the Baldwin Town Meeting in 2018.

**The Planning Board will continue a  
PUBLIC HEARING regarding proposed  
Shoreland Zoning Regulations on Thursday,  
January 25, 2018 at 7pm at the Town Office.**

A regular meeting of the Planning Board will follow.

*Matt Fricker Planning Board Secretary*

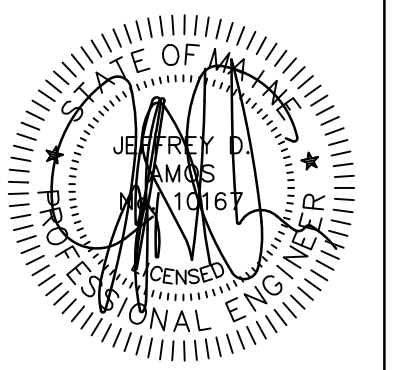
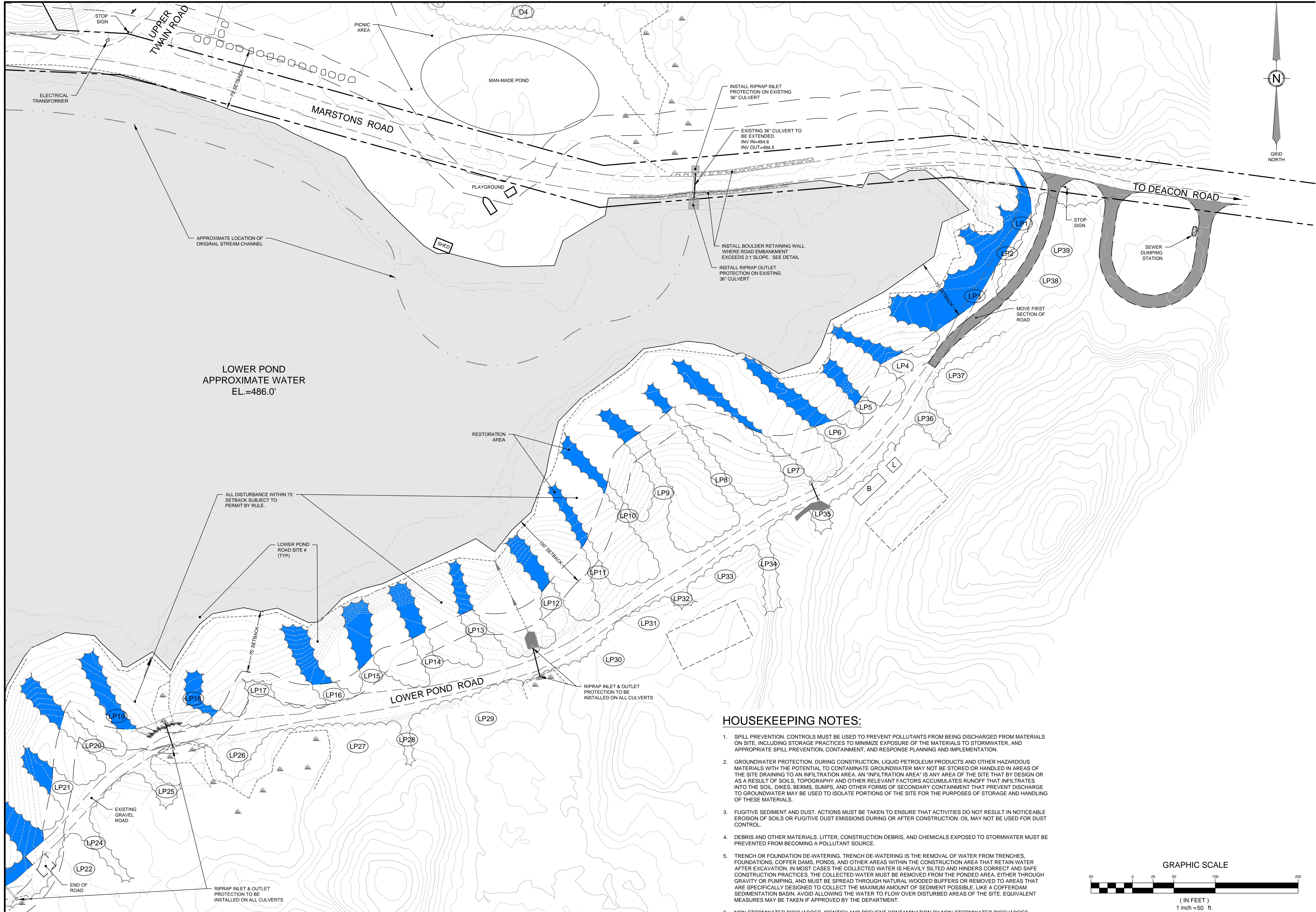


MATCH LINE - SEE SHEET C-1.2

MATCH LINE - SEE SHEET C-1.2

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MATCH LINE - SEE SHEET C-1.2



SIGNATURE DATE: 1/25/2018

NO.	DATE	REVISIONS	APP'D BY

P.O. Box 339  
 111 Elderberry Lane  
 New Gloucester, ME 04260  
 Office: (207) 926-5111  
 Fax: (207) 221-1317  
 www.terradynconsultants.com



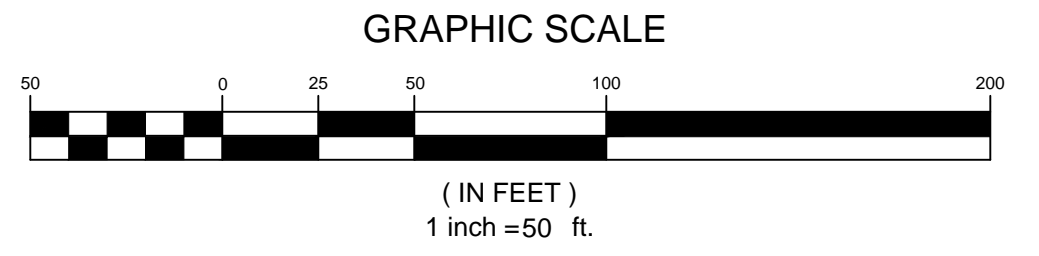
TERRADYN  
 CONSULTANTS, LLC  
 Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION  
**NATURE'S WILDERNESS  
 MARSTON'S ROAD  
 SITE PLAN**  
 PREPARED FOR  
**MR. SCOTT EFRON**  
 WEST BALDWIN, MAINE 04091

DATE: 9/27/2017  
 SCALE: 1"=50'  
 DESIGNED: JDA  
 JOB NO: 1640  
 FILE: 1640 SK.DWG  
 SHEET **C-1.1**

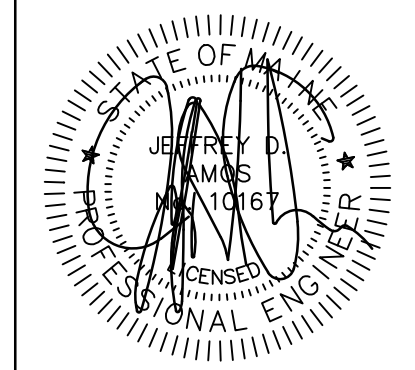
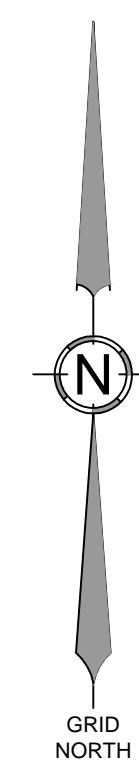
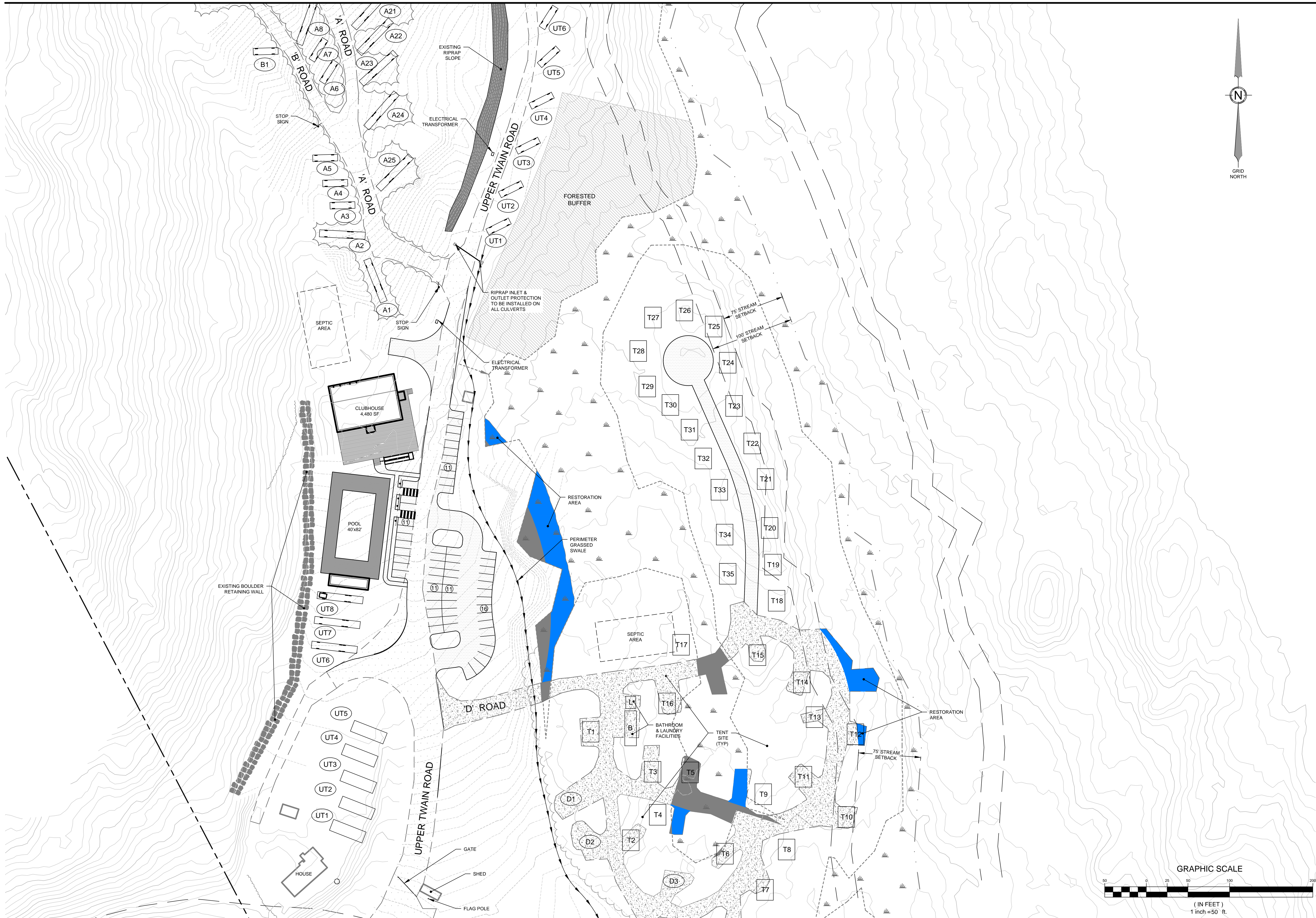
**HOUSEKEEPING NOTES:**

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN 'INFILTRATION AREA' IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
4. DEBRIS AND OTHER MATERIALS. LITTER, CONSTRUCTION DEBRIS, AND CHEMICALS EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER MUST BE REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, AND MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES.
7. ADDITIONAL REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.



MATCH LINE - SEE SHEET C-1.3

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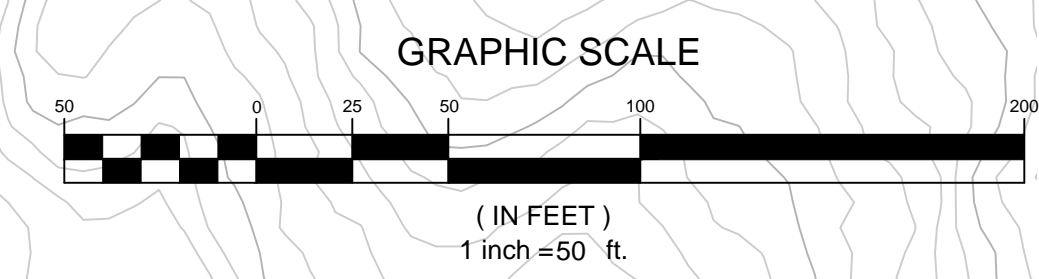
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**SHEET DESCRIPTION**  
**NATURE'S WILDERNESS**  
**MARSTON'S ROAD**  
**SITE PLAN**  
 PREPARED FOR  
**MR. SCOTT EFRON**  
 WEST BALDWIN, MAINE 04091

DATE: 9/27/2017  
 SCALE: 1"=50'  
 DESIGNED: JDA  
 JOB NO: 1640  
 FILE: 1640 SK.DWG



MATCH LINE - SEE SHEET C-1.0

MATCH LINE - SEE SHEET C-1.1

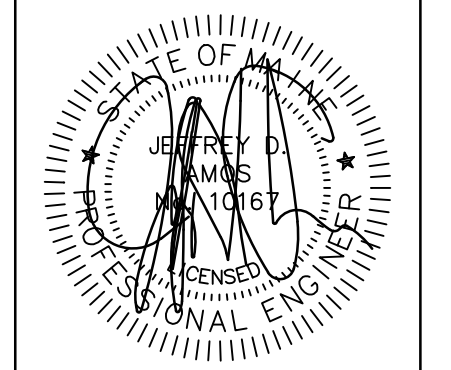
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SHEET **C-1.2**



MATCH LINE - SEE SHEET C-1.4

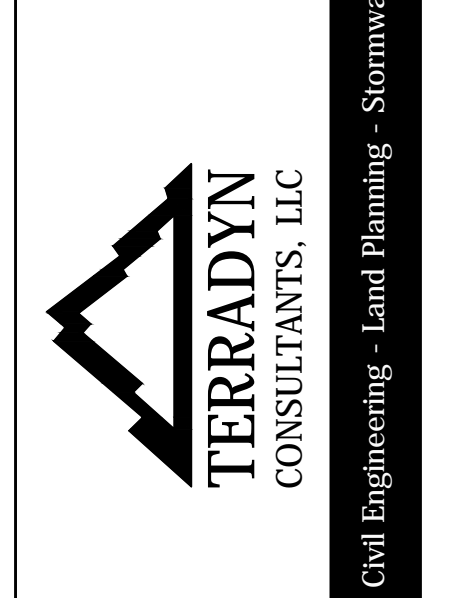
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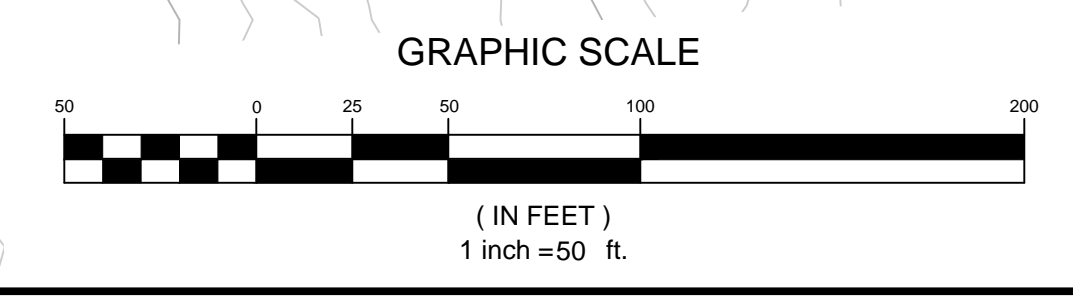


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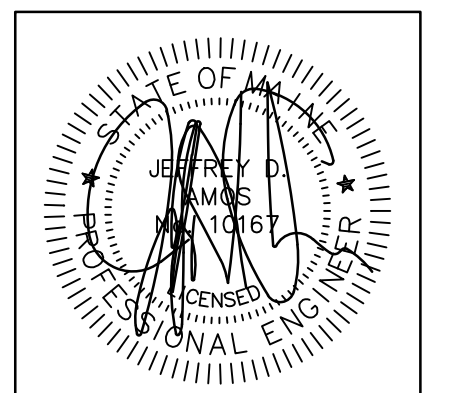
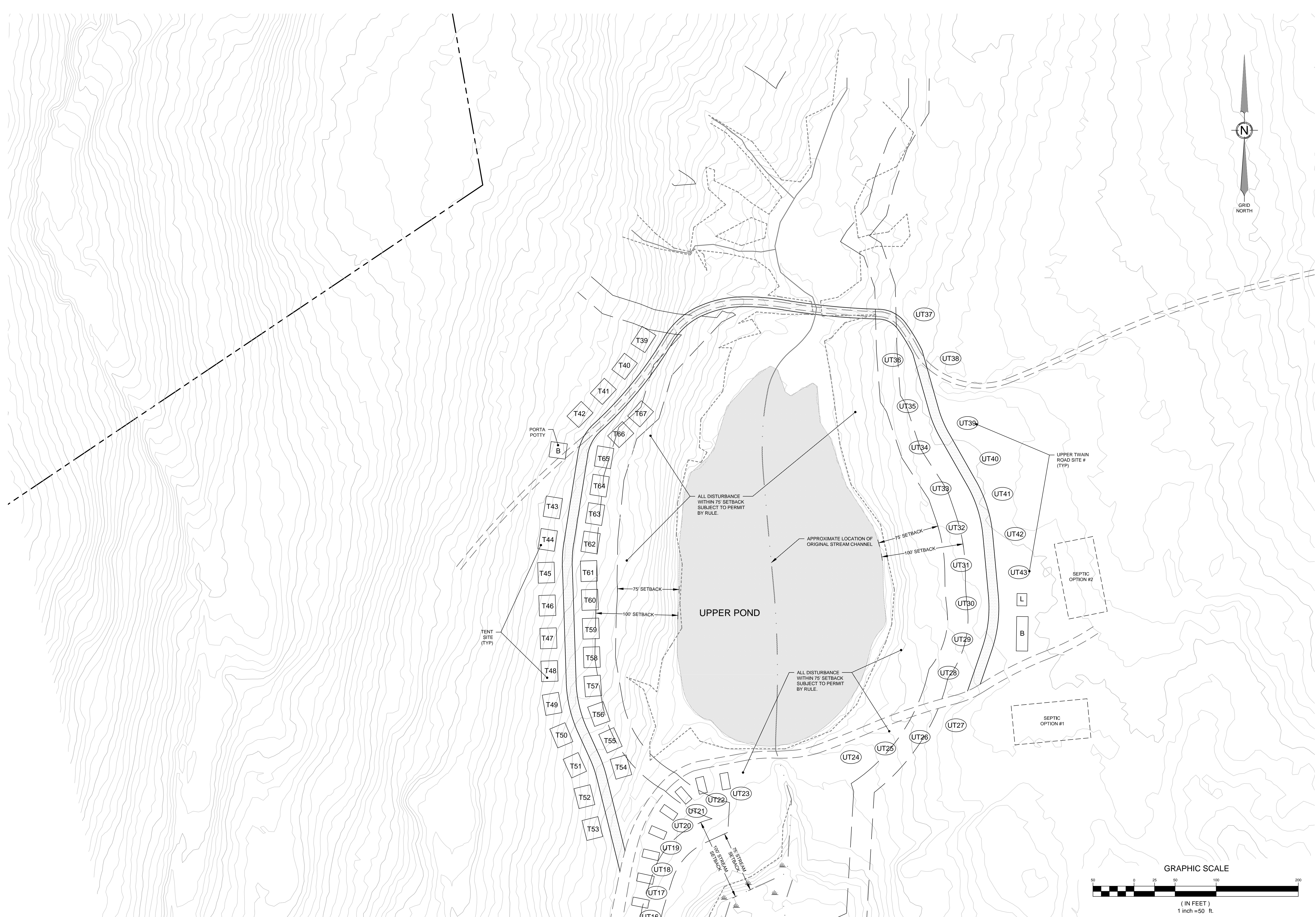
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SCALE:	1"=50'
DESIGNED:	JDA
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SHEET **C-1.3**



MATCH LINE - SEE SHEET C-1.2

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**TERRADYN**  
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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

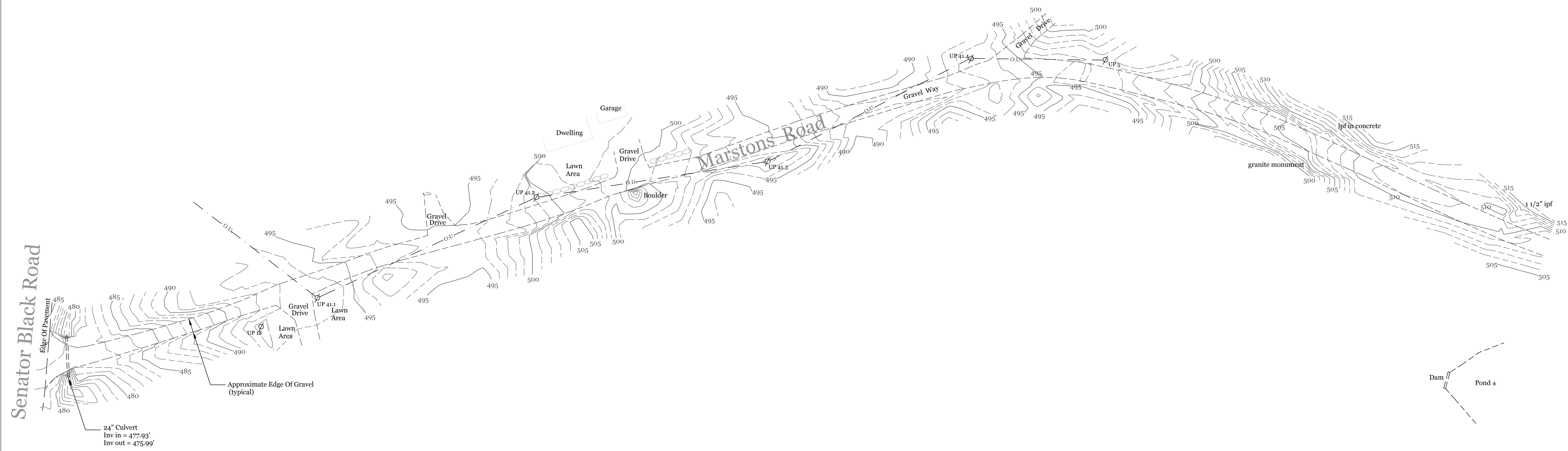
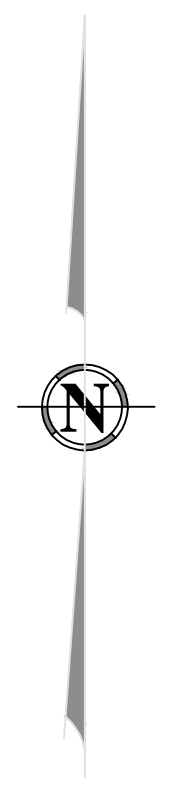
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**NATURE'S WILDERNESS  
 MARSTON'S ROAD  
 SITE PLAN**

PREPARED FOR  
**MR. SCOTT EFRON**  
 2 UPPER TWAIN ROAD  
 WEST BALDWIN, MAINE 04091

DATE: 9/27/2017  
 SCALE: 1"=50'  
 DESIGNED: JDA  
 JOB NO: 1640  
 FILE: 1640 SK.DWG  
 SHEET **C-1.4**

MATCH LINE - SEE SHEET C-1.3

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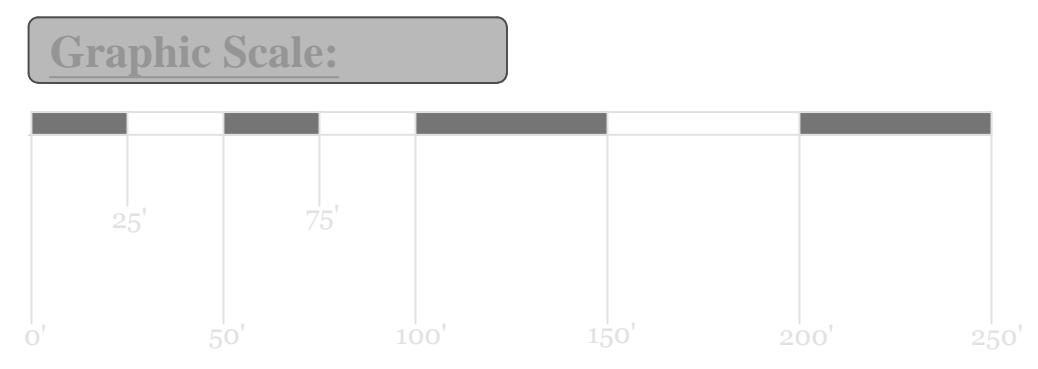
Senator Black Road

Marstons Road

24" Culvert  
Inv in = 477.93'  
Inv out = 475.99'

Approximate Edge Of Gravel  
(typical)

Dam  
Pond ±



**Topographic Worksheet**  
Prepared For  
**Terradyn Consultants, LLC**  
Martsons Road, Baldwin, Maine

**MIDDLE BRANCH, LLC**  
PROFESSIONAL LAND SURVEYORS  
1A DEPOT STREET, P.O. BOX 618  
ALFRED, MAINE 04002-0618  
TEL (207)324-8712 FAX (207)324-6100

Client: Terradyn Consultants, LLC P.O. Box 339 New Gloucester, Maine 04260	Drawn By:	BRL	Survey Date:	1/10/2018	
	Chkd. By:	DLW / MRL	Plan Date:	1/15/2018	
Book No.:	435-7	Job No.:	2171750	Scale:	1" = 50'
			Sheet No.:	1 of 1	