

**Planning Board**  
**Town of Baldwin**

April 14, 2016

At 7:00 p.m., Chairman Norm Blake called the meeting to order.

Attendance: Norm Blake, Fred Miner, Matt Fricker

CEO Wes Sunderland was also in attendance.

Minutes of the March 24, 2016 Planning Board Meeting were waived. Norm asked Matt to take minutes of the meeting and send them to David for review.

**Item #1: CW Harmon Location**

Ben Faulkner, owner of Well-Done Water Systems was present.

Well-Done Water Systems is a well drilling business that has purchased the land and buildings of C. W. Harmon Properties, LLC, 15 Harmon Dr. (001-028 B18889P254). Size of the property is approximately 22 acres according to Ben.

Norm informed Ben that Well-Done Water Systems would be bound by all conditions that went with the land and the Conditional Use Permit for the Harmon Excavating business, and that he can go ahead with the well drilling business under the existing CUP “as is” and that he can customize the CUP for \$150.00 if needed.

Items discussed:

- Hours of Operation: Ben indicated that trucks may leave 6:00/6:30 AM and return at 7:00/8:00 PM, or whenever the well is done. Large drilling trucks may leave Monday morning and return Friday afternoon.
- Staffing: Ben indicated that staff is currently himself and three other workers. Eventually they plan to hire an office/administrative employee.
- Yard Storage: Ben noted that well casing and old drilling rods are stored in the yard, as well as pick-up trucks and trailers. The business currently has 1 drilling rig.
- Waste Oil: Ben stated that waste oil is taken away and burned by someone else.
- Signs and Lighting: Norm informed Ben that signage for the business would need to conform to 20 square feet in size, and any lighting should not be pointed towards the road or houses. Ben indicated he had a sign on order but did not know the exact size.
- Flagpole: Ben inquired about erecting a flagpole on the property. Fred asked what would be flown on the flagpole. Ben indicated it would be the American flag. Norm said that would be OK.
- Life Flight Landing Zone: Norm asked Ben to consider the potential for using a portion of the yard for a Life Flight Landing zone. Ben indicated that the center of the yard up by the garage should be open and he did not think he would be opposed to the idea.

- Future Building Plans: Ben said some day he wants to build an office on the side of the garage. The garage currently has 4 bays and 1 bay across the back, but no space allocated for an office.
- Other: Ben said his business had been located in Buxton but he was looking forward to doing business and possibly buying a home in Baldwin, and noted that the taxes are lower. He currently drills wells in Windham, Raymond, Naples, Casco, and other areas in the region. He noted that there were once as many as 25 well-drillers in the general area, but that number is now down to 6.

### **Item #2: Dodge Oil CUP Application**

Jay Banks was not present and there was no discussion.

### **Item #3: Camp Twain**

There were no individuals present to discuss potential plans regarding the Camp Twain property. Norm indicated that the purchasing group (using the name Nature's Wilderness) was working on a plot plan and also following up with the Town Selectmen on the next steps regarding the Marston Pond Road.

### **Item #4: Saco River Corridor Commission**

Norm stated that he and Bob Flint were planning to meet with representatives from the Saco River Corridor Commission Thursday, April 21<sup>st</sup> at 10AM at the Maietta pit. The Maietta operation in Baldwin is out of compliance with the Saco River Corridor Commission regulations. Targets are being placed on the ground of the pit operation for sending up signals to a satellite for the purpose of aerial images to determine what material is there (e.g., loam), how much and where it is located. This work is being conducted via an engineering firm hired by the Selectmen.

At 7:50 p.m., a Motion to Adjourn was unanimously approved.