

# **Baldwin Planning Board**

## **Meeting Minutes 1/24/2019**

### **I. Call to Order**

Strock, vice-chair, called the meeting to order at 7pm

### **II. Roll Call**

Jo Pierce, Norman Blake, Nichol Ernst, Matt Sanborn, Matt Fricker Selectmen  
Dwight Warren, Jim Doloff. Jeff CEO West Sunderland

### **III. Reading of the Minutes From Last Meeting**

Pierce made a motion to accept the minutes as drafted. Sanborn seconded. Approved unanimously

### **IV. New Business**

- A) Strock brought up figuring out who is actually on the board. David Strock, Jo Pierce, Matt Sanborn, Nichol Ernst, Matt Fricker and Sue Olafsen was present and the selectmen will appoint her as an alternate. Mr. Reynolds is an alternate. Blake and Miner resigned.
- B. Pierce nominated Strock to be Chair, Sanborn seconded. Discussion ensued. Voted unanimously.
- C. Strock nominated Pierce to be vice-chair, Ernst seconded. Voted unanimously.
- D. Strock spoke about Blake's many years of effort and valued institutional knowledge that we are losing. He stated that it is a huge loss for the planning board. Strock discussed when he was chair in the mid-2000's stating that he likes to have an agenda prior to the meeting and that if you are not on the agenda a person may not have an opportunity to be heard. If a member of the public wants to get on the agenda they can follow the procedure spelled out in the by-laws, which is to go to the chair or the CEO to get on the agenda. Strock stated that anyone can call him anytime at 207-650-3393.

### **E. Open Business**

- A) Pierce brought up that Brown had, at the last meeting, brought up hiring Southern Maine Regional Planning. We can contact them as a board and get an estimate of what it would cost. We, as a board, then go to Nature's Wilderness with the estimate and they would deposit a check to Debbie and the board would draw down the funds as we use Southern Maine Regional Planning. Pierce discussed that this could give us clarity and assurances about the application. Is this what a normal application for a campground looks like? Pierce discussed a previous time where the board used Southern Maine Regional planning to help with a sub-

division several years ago. Discussed the status of the application for Nature's Wilderness. Strock made a motion that we direct Pierce to make an inquiry from Southern Maine Regional Planning for an estimate to learn the expected scope of service, the anticipated cost and whomever Southern Maine Regional Planning recommends that we use to appoint to bring to the next planning board meeting. Fricker seconded. Approved unanimously. Brown agreed to wait for the next meeting to discuss with the possibility of a representative from Southern Maine Regional Planning.

- B) Brown brought up whether or not the application is accepted because he needs it to be accepted to continue working with the DEP and the IF&W. Discussion ensued of the land use ordinance regarding accepted vs. complete. Fricker discussed three steps 1) An application is submitted to CEO with check 2) an application is accepted for review and evaluation, 3) the next step is where the CUP application is deemed complete for the public hearing then 4) it is final and approved after the planning board votes and attaches conditions. Strock stated that he feels that we have accepted Nature's Wilderness' application for review.
- C) Fricker made a motion that the planning board has accepted the Nature's Wilderness CUP application for review and evaluation. Strock seconded. Voted on unanimously. Ernst explained to Brown when these minutes would likely be made available to the public.
- D) Brown requested that Pierce stay in touch with him regarding payment for Southern Maine Regional Planning. Pierce agreed to stay in touch regarding payment for services from Southern Maine Regional Planning.
- E) Eve Kingsley was present. Following up to the last planning board meeting she stated that the building project discussed in last meeting at Map 6, Lot 23, property owned by Leo Buckley. She reported that Saco River Corridor Commission stated at their meeting last night that there was a hold on the building project due to the property dispute. She stated that Sunderland spoke on behalf of Baldwin. Sanborn gave a brief update from last meeting. Selectmen concurred with the assessment that the town or planning board cannot approve any building until the land dispute is resolved. Sunderland discussed some of the conditions the board will eventually have to consider on this building permit when the boundary dispute is resolved.
- F) Fricker brought up a question regarding changes to the shoreland zoning ordinance and was updated on board decisions during his tenure off the board.
- G) Strock brought up needing to submit a letter to the town for the warrant that discusses what we have done in the past year.
- H) Strock brought up a reminder that items for the next meeting need to be submitted ahead of time.

## **F. Adjournment**

Ernst made a motion to adjourn. Seconded by Sanborn. Meeting adjourned.

Submitted by: Nichol Ernst