

Baldwin Planning Board

Meeting Minutes

February 8, 2018

I. Call to order

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:00 PM on February 8, 2018 at the Baldwin Town Hall.

II. Roll call

Norm Blake conducted a roll call. The following planning board members were present: Norm Blake, Jo Pierce, Matt Fricker, and Nichol Ernst. Also present were Selectman Dwight Warren and CEO Wes Sunderland.

III. Approval of minutes from last meeting

Matt Fricker read the minutes from the meeting on 25JAN18. The minutes were amended and approved.

IV. Open issues

a) Shoreland Zoning Ordinance

- Key points to make at 2018 Town Hall:
 - Baldwin SLZO was out of compliance
 - DEP instructed Baldwin to update SLZO and bring into compliance with DEP regulations.
 - Incorporated Saco River Corridor into SLZO
 - Addressed Forestry Administration responsibilities in SLZO
 - Now have updated map
- Request Danielle to have copies of latest SLZO for Town meeting
- MDF to update Land Use Ordinance (LUO) for changes recommended at 01.11.18 PB meeting and provide to Danielle.

b) Nature's Wilderness (NW)

- The issue of “what is a building/dwelling unit?” was brought up. There are different definitions/descriptions in the LUO and Subdivision

Ordinance (SDO). This will be important to clarify for any subdivision CUP needed for NW.

- NW will also need to submit CUP(s) for various Outdoor Recreation activities planned for campground.
- PB to investigate Baldwin's ability to levy a fee for NW guests (and all other businesses in Baldwin that provide overnight lodging to guests) on a per-stay or per-night basis as a means of offsetting impact on Baldwin resources (fire and emergency services, road maintenance, etc.)

V. Adjournment

Norm Blake adjourned the meeting at 8:15 PM.

Minutes submitted by: Matt Fricker