

Baldwin Planning Board Meeting Minutes

12/22/2022

- Jo called the meeting to order at 7:00pm
- Attendance: Jo Pierce, Matt Fricker, David Strock, Don Sharp, Mike Ustin, and Victoria Abramowska.
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- The minutes for the 12/8/2020 Planning Board meeting were unanimously approved
- Old Business

Gary McNeal

Gary and Tyler McNeal appeared before the Board again to discuss the creation of new Lot 5 at the end of Hummingbird Lane, a private road, and preparation of an application for a subdivision. There was discussion about whether the parent Lot 6 should be included in the subdivision. Gary was concerned that if Lot 6 was included he would lose the open space tax advantage. It was the boards opinion that even Lot 6 was included in the subdivision the subdivision would still be a Minor Subdivision if the subdivision is for 4 or less lots, and the application fee would only be \$300 per lot.

Following this the board went through, Section 6.3.D Application Requirements with McNeals. Jo told Tyler that he needed to address each of 28 requirements. Specifically, a copy of the deed, survey of lot 5, certified septic system design, and source of water need to be provided. The need for wetlands delineation may be determined during the site walk. The board also asked that a USGS topographic map be provided with the application. Don asked for pdf files be provided for all plans and drawings.

Jermaine Faulk

Do to pending weather conditions on Friday 12/23/22 the scheduled site walk on 12/23/22 was cancelled. Jo asked Don to send a notice to adjoining property owners for a site walk on 1/7/23 at 9:00 am.

- Meeting ended at 8:10 pm

