

**Planning Board
Town of Baldwin**

March 9, 2017

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

Attendance: Fred Miner, David Strock, Norm Blake and Josiah Pierce

CEO Wes Sunderland and Selectmen Bob Flint were also in attendance.

Minutes of the February 23, 2016 Planning Board Meeting were waived by motion.

First Item – Estes/Alfiaro

Realtor Brad Perkins, Harlin Estes and Jason Alfiaro attending the meeting to discuss the property on the Northeast corner of the intersection of Routes 107 and 114.

They asked questions about the CUP for the property and whether a new owner could continue the uses provided for in the CUPs. Norm explained that CUPs run with the land and, to the Board's knowledge, there were several CUPs regarding the property.

The Board provided Mr. Perkins copies of the four CUPs for the property. He indicated that the purchaser intended to get a Phase One soils test and he would provide a copy of it to the Town. Questions could be sent to Bwperkins44@gmail.com

Second Item – Flood Zone Issues

Recently a landowner on Woods Mill Road had a flood plan questions. The designation made a large different in the cost of insurance. Norm stated that the official maps would be ready for review sometime in 2018 or so. Then the Town would have to vote to accept the maps. It appeared that process would start in 2018.

The Board had an extended discussion of the epic 1936 flood (where the water topped a local bridge) and flood of 1954 (where legend has it a piano floated down the Saco) and the great flood of 1976 or so.

Third Item - Shoreland Zoning Ordinances

The Town continued to question whether it wanted the state to take over the enforcement of the Ordinance at Marston's Pond. There still appears to be confusion on exactly what that would mean for the Town. Norm agreed to send a letter to the state asking for clarification.

The meeting adjourned at 8:45 p.m.