

Baldwin Planning Board

Meeting Minutes

September 14, 2017

Norm Blake called the meeting to order at 7:00 PM. Fred Miner and Jo Pierce were also present. Norm appointed Jo as secretary for the evening.

Lee Jay Feldman, Director of Planning for the Southern Maine Planning and Development Commission, who is under contract to the Town to help us rewrite our Shoreland Zoning Ordinance came to talk with us. This is a rewrite and not a revision as it has been so long since we have looked at it and the state laws have changed quite a bit in the meantime. Some of the things we discussed were handing enforcement of our forestry regulations over to the State Forest Service. Set back and height restrictions on buildings in the Shoreland district have changed. The State now looks at volume rather than footprint. We should put our land along the Saco in the Shoreland District. Forested Wetlands are no longer in Shoreland unless they are open and more than ten acres in extent. Lee will come back to us with a revision of the state's model ordinance.

We next went into a Public Hearing for Aaron Dunning and his builder Justin Gibbons for a Subdivision. Justin seemed to mostly be interested in arguing with the Planning Board. He finally walked out in a huff. Norm ruled that the Subdivision was being applied for by Aaron and so we proceeded. No problems were found in the one lot Subdivision. After the Public Hearing the Subdivision was approved.

Minutes taken by Jo Pierce

The meeting adjourned at 9:05