

Baldwin Planning Board Meeting Minutes

October 12th, 2017

- I. **Call to Order:** Norm Blake called the meeting to order at 7pm.
- II. **Roll Call:** Members in attendance included Norm Blake, Jo Pierce, Fred Miner and Nichol Ernst
- III. **Approval of Minutes:** Reading and approval of the minutes was waived due to the absence of the regular secretary, Matthew Fricker.
- IV. **Open Business:**
 - a) Tom Peavey was present and presented documents that had been requested by the planning board in the previous meeting. There was discussion over a possible dispute of a right-of-way that was outlined in his conditional use permit application and some questioning by the board of the legality of certain documents Mr. Peavey presented. The issue was resolved in that Mr. Peavey agreed to change his application to only encompass the use of his main driveway as both an entrance and exit to avoid any disputed right-of-way regarding his originally proposed exit. It was discussed that a public hearing will take place on November 9th.
 - b) Discussion took place with Wes Sunderland, CEO about land use ordinance 10.6 and the difference between mineral extraction and a quarry.
 - c) Discussed continued work on the proposed Shore land Zoning Ordinance with a tentative deadline to complete by December 14th.
- V. **New Business:** Kurt Olafsen was present from the Baldwin Historical Society to discuss that Glen and Norma Haines have offered to donate their home on School Street to the Historical Society. Kurt wanted to discuss the process for obtaining a conditional use permit to operate the property as a museum, historical society and possible outdoor recreation (reenactments and other fund raisers). Discussion ensued about other possible uses in the future that the Historical Society might want to include in their application such as office space, or rentable property, but Kurt did not see these as viable for the property. The planning board also discussed parking and the need for the Historical Society to include a detailed drawing of how they plan to handle parking for events when they submit their application. Hours of operation were also discussed. Kurt was given a CUP application.
- VI. **Adjournment:** Meeting was adjourned by Norm Blake at 8:18pm.

Minutes submitted by Nichol Ernst