

Baldwin Planning Board

Meeting Minutes 6/13/2019

I. Call to Order

Pierce called the meeting to order at 7pm

II. Roll Call

Jo Pierce, Nichol Ernst, Matt Fricker, CEO West Sunderland

III. Reading of the Minutes From Last Meeting

Fricker made a motion to approve the minutes, Pierce seconded. Approved unanimously as submitted by email from Ernst to the planning board.

IV. Open Business

- a. Pierce stated that Doug Bowen called him and stated that he will wait five years rather than apply for an application for a sub-division so he is officially withdrawing his application. Appendix A is an email from David Strock regarding this matter to all planning board members and Appendix B is a copy of the revisions to Article 6 of the subdivision ordinance from 2009.

V. New Business

John Emmons—251 Pequawket trail on the Dodge oil company. Submitted a CUP. Looking to start a used auto dealership in the building Map 1 Lot 71-13. Pine State Performance and Auto Sales.

Reviewed application. Asked about hours of operation, number of cars on the lot etc.

Also provided him with copies from previous auto sales and auto garage businesses.

Schedule a public hearing for July 11th. Also encouraged that Jay Banks be present for the July 11th meeting as the land owner.

VI. Adjournment

Fricker made a motion to adjourn, Ernst seconded. Meeting adjourned at 7:39pm

Submitted by: Nichol Ernst

Appendix A

Fri, May 31, 11:55
AM (13 days ago)

David Strock

to sgolafsen, stickmanfrick, nichol, Josiah, Glen, Matthew, dtaylorbaldwin, wsunderland

Greetings Board -

Here is what I have uncovered, with the assistance of Ms. Wakefield.

The Baldwin Subdivision Ordinance was modified at the March 2009 Town Meeting. The proposed changes were distributed to the Town in a handout separate from the printed Town Warrant. For those with excellent memories, you may recall that there were two Planning Board items on the Town Warrant that year, Article 57 regarding changes to the Subdivision Ordinance and Article 58 regarding proposed changes to the mineral extraction provisions of the Land Use Ordinance. Article 57 was approved, without modification as far as I know. Article 58 was rejected. Batting 500 could get you into the Hall of Fame.

Attached is a copy of the handout for the changed to the Subdivision Ordinance. I believe the handout answers the questions that we had regarding the mystery handwritten information. At the next meeting we can discuss whether the above information is correct, the import of this information and what we should do to update. This email and its attachment should be appended to the next meeting minutes.

Thank you.

Appendix B

ARTICLE 6 - MINOR SUBDIVISION

6.2 Procedure

B. All applications for final plan approval for a Minor Subdivision shall be accompanied by a non-refundable application fee of ~~\$3008~~ per lot or acre, ~~1vvhicvcvr is greater~~, payable by check to the municipality. In addition, the application shall pay a fee of ~~\$10,000-1-00~~ per lot or acre, ~~v.rhichever is greater~~, to be deposited in a special account designated for that subdivision application, to be used by the Board for hiring independent consulting services to review the application, if necessary. ~~If the balance of this special account is drawn down by 75%, the Board shall notify the applicant, and require that the account be recharged to the maximum amountan additional \$100 per lot or acre, vmichever is greater, be deposited by the applicant. The Board shall notify the applicant and require an additional \$100 per lot or acre, whichever is greater, be deposited as necessary whenever the balance of the account is drawm~~ down by 75% of the original deposit. Any balance in the account remaining after a decision on the final plan application by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising.

ARTICLE 7 - MAJOR SUBDIVISION

7.1. Procedure

B. All applications for final plan approval for a Major Subdivision shall be accompanied by an application fee of ~~\$3008~~ per lot or acre, ~~whichever is greater~~, payable by check to the municipality. In addition, the application shall pay a fee of ~~\$15,00050~~ per lot or acre, ~~whichever is greater~~, to be deposited in a special account designated for that subdivision application, to be used by the Board for hiring independent consulting services to review the application. If the balance in this special account is drawn down by 75%, the Board shall notify the applicant, and require that ~~the account be recharged to the maximum amountan additional \$25 per lot or acre, vhi chever is greater, be deposited by the applicant. The Board shall notify~~

the applicant and require an additional \$25 per lot or acre, whichever is greater, be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a decision on the final plan application by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising.

7.2(D): Application requirements. The application for preliminary plan approval shall include the following information, but rllhe Board may require additional information to be submitted,

where it finds necessary in order to determine whether the criteria of Title 30-A M.R.S.A. §4404 are met -:

4. A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property. The applicant shall provide to the Board a title search conducted no more than thirty days prior to submission of the application and provide annual updates to such title search until the completion of the improvements required by the final subdivision plan.

8.3 Final Approval and Filing

F. Except in the case of a phased development plan, failure to complete substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. Substantial construction shall mean completion of all improvements required by the final subdivision plan.

13.1 Types of Guarantees.

The conditions and amount of the performance guarantee shall be determined by the Board with the advice of the municipal engineer, road commissioner, municipal officers, and/or municipal attorney. In the event that the applicant transfers an interest in the subject application or land, the Board may require the transferee to provide a similar guarantee or the Board may modify the existing performance guarantee.