

Baldwin Planning Board Meeting Minutes

May 25, 2023

Jo called the meeting at 7:07pm

- Attendance: Joe Pierce, Mike Ustin, Victoria Abramowska, Don Kent CEO

OLD BUSINESS

Al Clark AC Communications CUP

1. Al presented a new plan that shows 3 options for the location of a 5 bay shop, 2 options for a 50' x 100' pole barn and a 14'x 50' lean to connected to an existing building, area along property with Lot 82 and access to a new parking area from an existing driveway off of Route 107.
2. The following conditions for approval were discussed.
 - Hours of operation to be 6 am to 6 pm, 7 days per week.
 - All site lighting to face downward.
 - All equipment and vehicles onsite will be lined up in rows.
 - No more than 12 vehicles or boats will be for sale at any one time,
 - No more than 12 pieces of wheeled or tracked equipment, including excavators, cable plows etc. will be for sale at one time.
 - No sign shall be over 20 square feet.
 - Shoreline standards must be followed within 100 ft of any streams.
 - A plan for waste disposal and oil recycling must be submitted with application for building permit.
3. Following the discussion the Planning Board members approved the above conditions, Jo told Al that the CUP be ready by next regularly scheduled PB meeting.
4. Al mentioned Quebec Cement, dust issues. He will talk to selectmen at their meeting.

Maine open meeting law.

1. Jo mentioned that PB members cannot have discussions over emails and cannot meet at selectmen meetings.

Consideration of LD-2003 revisions to the land use ordinance.

1. Revisions should meet the minimum requirements of LD-2003, and they should be applied straight across the board.
2. Definitions in the land use ordinance were reviewed for clarity.
3. Currently: over 700 ft is considered a Boundary of Highlands District is defined by the contour elevation of 700 ft. The minimum lot size in the Highlands District is 10 acres, everywhere else it is 2 acres.
4. The definition of ADU needs to be clarified.
5. It was suggested that a special Planning Board meeting be held to review the proposed changes to the land use on Thursday 6/1.

NEW BUSINESS - None

Meeting was adjourned at 8:57PM.