

Baldwin Planning Board Meeting Minutes 9/13/2018

I. Public Hearing Baldwin Auto Sales LLC Map 1 Lot 71-B

Blake called a public hearing at 7pm.

Jay Banks, the land owner, not present. A member of the public, Russ Franklin, was present to ask about the number of vehicles and how this would work with the trucks coming in and out. Discussed seasonal variations due to snow and needing a schematic that shows more details regarding number of cars and parking.

II. Call to Order

Norman Blake called the planning board meeting to order after the public hearing at 7:15.

III. Roll Call

Norman Blake took a roll call. Jo Pierce, Fred Miner, Norm Blake, Nichol Ernst and Glen Reynolds were present were present. Wes Sunderland, CEO present, Selectmen Jeff Sanborn and Jim Doloff present.

IV. Reading of the Minutes From Last Meeting

Pierce made a motion that we approve minutes as presented from last meeting. Seconded my Miner. Approved unanimously

V. Open Business

- a) Blake made a motion that we postpone discussing the auto sales business until the next meeting. Seconded by Miner and voted on unanimously.
- b) Fuller gravel pit—Fuller stated that Bodwell Acoustics will be conducting a noise study. Here to inform that this will be done.
- c) FE Wood Natural Energy pellet mill. Blake suggested that we approve the permit as it is an ongoing project. Pierce and Reynolds recused themselves. Ernst asked for clarification from the members of the planning board about the history of this process and how individuals on the board became comfortable with this. Miner asked for a motion that the FE Wood pellet mill be approved. Ernst seconded. Unanimously approved.

VI. New Business

- a) Wes Sunderland report of violations at the property map 7, lot 22 owned by Scott Efron and the applicant for Nature's Wilderness Campground. If violations exist the planning board cannot entertain a CUP. Blake raised the question that since

they are building a campground, how are they not in violation? Pierce raised the question that permits for buildings were issued for a campground so how can we say they are not a campground? Sunderland stated that while it is known they want to have a campground eventually, his permits were issued for structures on private property. Pierce asked whether or not it is a subdivision already, and the questions was raised whether the trailers on property are cabins or trailers. Pierce suggest section 4.3(c) that the CEO can inform a landowner that they must have a CUP from the planning board.

Jeff Sanborn stated that the Selectmen have worked with the parties involved on the work on the road, that the landowner has paid their taxes and that this process is one step at a time. Encouraged the planning board and CEO to work together. Blake suggested Sunderland issue a notice of violation for SSWD holding tank on property and consult the town attorney.

- b) Request from last meeting regarding posting of draft minutes and agendas ahead of time was tabled until the infrastructure is in place to do so.

VII. Adjournment

Meet was adjourned at 8:26pm.

Submitted by: Nichol Ernst