

Baldwin Planning Board Meeting Minutes 7/23/2020

- **Call to Order**

Jo Pierce called the meeting to order at 7pm

- **Roll Call**

Jo Pierce, Matt Sanborn, Bob Flint, Glenn Reynolds, Selectmen Dwight Warren, CEO West Sunderland.

- **Reading of the Minutes From Last Meeting**

Minutes from the last meeting were not available for review.

- **Open Business**

- **Review and consideration of subdivision application from Jamie McDonald.**

The Board reviewed the application line by line and found no objections with it. A motion to approve the subdivision was approved by the board unanimously. The plans were signed by the Board and Jamie McDonald agreed to make a copy for the Code Enforcement Officer.

- The Board was presented information concerning two subdivision requests from BH2M. The first is called Freemont Woods bordering Freemont Avenue, Route 107, and Sand Pond Road consists of seven house lots and one wooded lot. The second is called Sand Pond Woods and borders Sand Pond Road, Route 107, consisting of five house lots and two wooded lots. The owner of the two subdivisions committed to provide copies of the applications for the next planning board meeting on 13 August 2020 at which the Board committed to hold a public hearing for the proposed subdivisions at before the start of the meeting on 13 August. (Two notices in the Shopping Guide are required)

- Although not on the announced schedule, Dave Kane and Brooke Barnes requested permission to address the Board concerning a proposed solar farm on property between Route 113 and River Road on property owned by the Pierce family. They spoke about conflicts between the Baldwin Land Use Ordinance and the recently approved Shoreland Zoning Ordinance Map and inconsistencies in the Shoreland Zoning Ordinance as relates to resource protection areas around wetlands and streams in the project area. They also spoke about a desire to widen an existing road within a resource protection area and to cut a power line way. They also spoke of significant differences between what is shown

as wetlands on the Shoreland Zoning Map and actual conditions on the ground in the area of the proposed solar farm. After the discussion, no further action was taken by the Board.

- Jo Pierce asked the Code Enforcement Officer if Nature's Wilderness Campground was in compliance with the recently approved conditional use permit. Wes Sunderland indicated he didn't know if the campground had been granted a required permit by the State of Maine and he was not aware if the required fencing around the swimming pool had been installed.

- **Adjournment**

A motion to adjourn was moved and seconded. It was voted unanimously

Submitted by: Bob Flint