

Planning Board Meeting Minutes

6/9/2022

Attendance: Jo Pierce (Chairman), Matt Fricker, Don Sharp

Public Hearings for the following started at 7:00 pm:

- Firefly Ridge:
- Gulstrom CUP:
- Murch Sand and Gravel Pit

The Public Hearings concluded at 7:25 pm, then Jo Pierce called the regularly scheduled meeting to order. The minutes of the 5/26/2022, meeting were reviewed and unanimously approved.

Firefly Ridge Major Subdivision:

Due to the full agenda, the Board decided to postpone the Board's discussion about the Firefly Ridge Major Subdivision until the 6/23/2022 planning board meeting. Dick Eaton had no objection to the postponement.

Joel Gulstrom CUP discussion:

Joel Gulstrom was present at the meeting.

In response to Board member questions, Joel said that his business will have only one employee and the present office did not have any restroom facilities because most of his business is done online. Don said that he thought that the existing parking was adequate for one employ and an occasional customer.

This was followed by a discussion about signage. Matt suggested that the size of the sign needs to be less than 20 square feet, but could have a sign on both sides with no lighting. Don added, that the sign should be outside of any roadway Right of Way (ROW) and intersection site triangles and that should be a small sign on the outside door of the office.

Matt made the motion that a CUP be approved with Board's Standard Conditions and the following Supplemental Conditions:

- Number of employees is limited to one without provision of additional parking that is approved by the Board
- The maximum size of the sign is limited 20 square feet. Both sides can have a sign. The sign cannot have inward or down lighting. The sign must be outside of roadway ROW's and site triangles.

The motion was seconded by Don and unanimously approved.

Murch Sand and Gravel Pit CUP discussion:

Lori Murch and Dale Cressey were at the meeting. Dale submitted the reclamation and restoration plan that the Board requested. The Board then reviewed the CUP application for completeness. Jo noted that a topographic map showing existing and proposed contours was not submitted. Dale explained that all work will be done within the existing setbacks and buffers and that the site generally slopes away from the existing stream and the extraction activities and buffer areas will create a berm that will prevent sediment from going into the stream. During the site visit it was observed that existing drainage swales were lined with stone and gravel access protection was in place.

Dale requested that the CUP application be revised to permit the opening of three acres at one time. This would allow the working of two acres and the restoration of one acre and the opening of another acre. When questioned about the depth of the extraction, Dale said that the existing floor elevation would be maintained.

This was followed by a discussion about the need for fencing along the top of steep slopes and around standing water. Of particular concern was the existing steep slopes that were within the required set-backs and buffer areas along existing property lines. The Board members talked about adding a condition in the CUP that would require that these existing conditions be addressed. One of the Board members noted that the applicant would have to get an approval from the Zoning Board of Appeals. After further discussion it was suggested that if there was no material leaving the site the applicant could consider working with the CEO to correct the unsafe existing condition. Once this has been complete and approved by the CEO the Board could issue the CUP without this condition.

There was a motion that was unanimously approved to table any further discussion on this application until the CEO has modified the Board that the existing site conditions have been addressed. Hopefully this can happen before the next PB meeting. In preparation of the continued discussion regarding this application the Board reviewed the Performance Standards of section 10.6.C of the Land Use Ordinance of the Town of Baldwin, Maine (3.10.18) and determined that the entire Section 10.6.C applies to the Murch application with the Standard Conditions and exception or modifications in conditions of the Conditional Use Permit.

CEO Report: Peoples Perch has stopped their plans and Farrington is OK.

Meeting was adjourned at 8:12 pm.