

# Baldwin Planning Board Meeting

## Minutes

### August 10, 2023

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Joe Pierce, Matt Fricker, Dave Strock, Victoria Abramowska, Don Sharp
- Also in attendance: Don Kent and Bob Flint

Minutes for 7/13/2023 Planning Board meeting were unanimously approved,  
There was no Planning board Meeting on 7/27/23 due to lack of quorum.

#### OLD BUSINESS

##### Long Beach Marina - CUP for boat and automobile sale service and storage building

1. Application was found to be complete.
2. A site walk was scheduled for 9:00 am on 8/26/23. Participants in the site walk will meet at the intersection of Bridgton Road and Grant Lane
3. A Public Hearing was scheduled for 9/14/23.

##### Jeremy Carlisle – CUP for Medical Cannabis Registered Dispensary

1. Jeremy Carlisle submitted a revised plan showing the location of a proposed new lot building and future operation of a Registered Dispensary southeast corner of the property owned by Lori and Paul Winter. In accordance with the Baldwin Subdivision Ordinance a subdivision is not required for the new lot.
2. The applicant was represented by their attorney Seth Russell. Mr. Russell stated that the Baldwin Land Use Ordinance only allows one medical cannabis dispensary in the Town.

3. There was a discussion about what the difference is between the Town's definition of a "medical cannabis production facility" and "medical cannabis registered dispensary". According to the ordinance both are considered a commercial use and both permit cultivation and processing, The major differences between the two are: dispensary is limited to offsite delivery and dispensaries cannot have onsite caregivers.
4. The ordinance also states that a production facility or dispensary cannot be closer 500 feet from another cannabis production facility, cannabis dispensary, day care facility, school, church, or Town owned property. It appears that a church may closer than 500 feet from the proposed cannabis dispensary.
5. Before granting a CUP the Planning Board requires that the applicant review security measures for the facility with the County Sheriff's department and State.
6. All signage must be in accordance with the Baldwin Land Use Ordinance.
7. It was noted in the meeting that a neighboring community has had complaints from property owners. The applicant was reminded that odors associated with the use shall not be detectable beyond property boundaries. The applicant stated that double containment and carbon filters will be utilized.
8. The applicant was reminded that electromagnetic emissions from grow lights or other environmental controls may not cause interference with radio communications.
9. Bob Flint advised the Board that the Baldwin ordinance may be out of date and State regulations should be followed. Bob also suggested that the Board look at other CUPs that have been issued by the Town for similar uses. Eben Sumner was at the meeting. He said that he is working with the State to revise the State statues for medical cannabis.
10. Jo said that the Board will be looking for a deed of the proposed lot that includes description of the proposed access road, permit from MDOT for construction of a new driveway onto Route 113, approval from County Sheriff and license from the State, before the review of the application for a CUP can proceed. Don Kent also added that the access road needs to have 200 feet of frontage along the proposed lot.
11. Mr. Russell said that it would take some time to put all this information together and would like the Board to issue a conditional CUP so that the applicant can obtain the license from the State. Jo said that the Board does not issue conditional CUPs. Mr. Russell that he was concerned that the applicants would lose their place in line. Jo said that they would not lose their place and that it is "first come, first served".

NEW BUSINESS – None

Rocco Leo did not attend the meeting.

## CEO REPORT

### Bishop Deliso Lane / Harris Road Subdivision

Don Kent said that he is working with Alex Gorlov to work out issues relating to Fire Truck and EMS access to residents on a private dirt road that is only 15 feet wide. He said that the existing private road needs to be upgraded to Town Standards before Alex's application for subdivision can be considered.

### Robbins Lumber

Don Kent presented the Board a schematic plan of the plant expansion that Robbins Lumber is Planning. Don said that Robbins Lumber is looking for a way to streamline the CUP process. Jo said that Board will be willing to work with them but needs a formal applications and detailed plans of the proposed improvements.

## CITIZEN CONCERN

### Walden Renewables Baldwin Solar Station – CUP

Matt Fricker appeared before the Board that Walden Renewable was blocking access to Deacon Road to construct an entrance to the solar farm site. Matt was concerned that neither he nor the Town had notice that the work going to take place. Matt was also concerned that the driveway was not being constructed at the location that was approved with the CUP. Don Kent agreed that it appeared that the driveway was being constructed to close to Route 113. Matt contacted Jamie McDonald and was told that Walden Renewables had not obtained an interconnection agreement from CMP yet and the CUP was on the verge of expiring and they needed to get the work started before the CUP expired. The CEO stopped work until the CUP plans can be reviewed.

MEETING ADJORNED AT 9:20 pm