

**TOWN OF BALDWIN
PLANNING BOARD MINUTES
10/8/15**

Attendance: Matt Fricker, Glenn Reynolds, Jo Pierce, Norm Blake, and David Strock (with CEO, Wes Sunderland)

The regularly scheduled Planning Board meeting commenced at 7:00 pm.

The reading of the minutes of the prior meeting minutes was waived.

First Item: Gary Brown – Set Back Issue

Gary Brown approached the Board about a set back problem on property that was located on the Brown Road. The original building was built in 1806, which was well before the Town's Land Use Ordinance. Mr. Brown questioned whether he needed to obtain a variance to make certain changes to the building. The Board, looking at 5.4 in the Ordinance, told him that he probably did not need a variance because he was not making the non-conforming use worse. Moreover, as a general matter, variances were not addressed by the Planning Board as the Board of Appeals has primary jurisdiction over such matter.

Second Item: Flood Plain Maps

Norm said that he attended a meeting and received a CD with very detailed flood plain maps for the Baldwin area. He said that we needed to have an informational meeting to review the maps with any interested member of the public.

The Board agreed to hold the meeting on October 22, 2015. Norm agreed to put an advertisement in the Shopping Guide.

Third Item: Marijuana Regulation

The Board briefly discussed Cornish's efforts to regulate the legal growing of marijuana, based on efforts from a few towns in Southern Maine. The Board generally felt that we would continue to monitor Cornish's efforts, but take no immediate action on the subject.

A motion to adjourn passed unanimously.