

Planning Board Meeting
9/12/19

Planning Board meeting opened at 7:06 p.m.

Attendance: David Strock, Josiah Pierce, Matt Sanborn, and Matthew Fricker.
Selectmen Gerry Brown and Dwight Warren, as well as CEO Wes Sunderland were present.

Item 1: Review and vote on draft minutes from August 22, 2019 meeting

- The board reviewed and voted unanimously to approve minutes from August 22, 2019 meeting.

Item 2: Discussion regarding non-member secretary for Planning Board.

- Cornish contact not available. Discussion of feasibility/desirability of advertising for a person, as well as whether anyone in Town Office would want to do minutes for pay. Jo Pierce highlighted the value of having a member of the Planning Board continue to do minutes (better understanding of context of discussion, etc.) Consensus to table for now and continue to think about.

Item 3: Discussions of ongoing Board issues, including (a) the 9.22.19 meeting with local businesses and (b) drafting of mass gathering ordinance.

- David Strock suggested inviting local businesses and entrepreneurs to provide feedback regarding Planning Board administration of the Land Use Ordinance. David drafted an advertisement/invitation (for the 9/26/19 meeting) which was discussed, approved and will be put in Your Weekly Shoppers Guide (ad attached).
- David is still working on a draft of a Mass Gathering Ordinance. Jo Pierce indicated that Mass Gathering assessments can be conducted via the Land Use Ordinance and a time-limited Conditional Use Permit. N.B. In the meeting of 22AUG19, Town Attorney David Lourdes said a CUP could be time limited.
- *Homework for Planning Board members:* Look at Land Use Ordinance and assess if it covers the Mass Gathering concept. Bring ideas for potential changes to the Land Use Ordinance for assessing Mass gathering events, e.g., a noise ordinance.

Item 4: Land Problems of Marvin Reinhart (not a scheduled agenda item)

- Baldwin residents Marvin and Dawn Reinhart and son Fred/Rick were present. They own property on 113 – Map 11 Lot 70. Deceased mother-in-law (Avril Sanborn) had trailer on property for 43 years. No one living in trailer now – deteriorated and not livable. Reinhart's want to sub-divide lot. They believe in the past there had been 2 tax bills issues for the property. A search of Town tax record books only found 1 lot. The lot was not subdivided before the "grandfathering date" of March 1975.
- Recommended course of action: ask CEO if they can subdivide, if he says no take it to the Board of Appeals. Suggest providing documentation of 2 separate tax bills.

Item 5: Continued discussion regarding Steven Reynolds/Northeast Watercross Championship, including (a) the Board's interest in engaging a third-party consultant for Mr. Reynold's event at end of September 2019, and (b) whether the CEO engaged in any enforcement action since the 8/22/19 meeting.

- It was noted that the NEWC event for September 2019 was cancelled per publicly available information on NEWC Facebook site (attached). Selectman Gerry Brown confirmed this and also indicated that the UTV Rally Rush event scheduled for October 2019 had been cancelled.

- CEO Wes Sunderland indicated that there has been no enforcement action.
- Third-party consultant issue passed/tabled.

Item 6: Inquiries made at Town Office since last meeting. (not a scheduled agenda item)

- Patrick Johnson. SunRaise, Yarmouth. Asked about a solar panel farm at the Maietta Pit. CEO said Town is interested.
- Pickle Farm. Person came in and asked if Pickle Farm had a CUP as parking on Depot Rd seemed to be an issue. Up to CEO to address.
- Paradise Kennel. Savard Rd. Do they have a CUP? Jo Pierce said Lloyd Donellan was in and got a CUP at some point. Two people have owned the kennel since then.

Item 7: Discussion of Nature's Wilderness, LLC's event on September 8th, including confirmation whether any Board member attended and, if so, disclosure of any prizes or other things received.

- No members of Planning Board present at 9.12.19 meeting attended.

Item 8: Consideration of a motion to adjourn.

A motion to adjourn was made, seconded and the meeting ended at 8:10 p.m.

From: [David Strock](#)
To: [Josiah Pierce](#); [Matthew Sanborn](#); nichol@summitachievement.com; stickmanfrick@ptd.net; [Glen Reynolds](#); sgolafsen@gmail.com
Cc: dtaylorbaldwin@gmail.com
Subject: Baldwin Planning Board - 9/12/19 Meeting Agenda
Date: Monday, September 9, 2019 1:56:11 PM

Agenda for 9/12/19 meeting:

1. Review and vote on draft minutes from 8.22.19 meeting.
2. Discussion regarding non-member secretary for Planning Board.
3. Discussions of ongoing Board issues, including (a) the 9.22.19 meeting with local businesses and (b) drafting of mass gathering ordinance.
4. Continued discussion regarding Steven Reynolds/Northeast Watercross Championship, including (a) the Board's interest in engaging a third-party consultant for Mr. Reynold's event at end of September 2019, and (b) whether the CEO engaged in any enforcement action since the 8/22/19 meeting.
5. Discussion of Nature's Wilderness, LLC's event on September 8th, including confirmation whether any Board member attended and, if so, disclosure of any prizes or other things received.
6. Entertain motion to adjourn.

David Strock, Chair



Town of Baldwin
Announcement & Invitation



On **September 26, 2019** at **7:00 p.m.**,
the Baldwin Planning Board will host an open
discussion about Baldwin's land use ordinance
with local businesses, entrepreneurs, tycoons,
and anyone else who wants to participate.



The Planning Board wants to discuss
what is working, what should be changed, and
how Baldwin can improve its land use practices.

Please attend and join the discussion.



**The meeting will be held at the
Baldwin Town Office on Route 113.**

Northeast Watercross Championship

August 27 at 6:27 AM ·

Good Morning Racers and Fans,

First and foremost I would like to apologize for not having the ability to provide very important information to you as racers through this entire process. There have been so many legalities and grey areas and open answers its not even funny. I have been given 20 different answers to single questions every single time and getting answers in writing apparently was never a thing in this town. Part of me didn't see the need to give such a detailed explanation to where we stand because as it is no matter what to the few absolutely negative, selfish, self centered racers I'll always be the bad guy and the race scheduled for September 28th-29th has been postponed so no need to keep reading, but to the racers that care, series owners, former series owners and everyone that took part in making this event happen I feel I owe it to you.

No one will ever know just how much has gone into this or into a series until you run your own and if I were to play by play the last year it would be about 20 pages and no one would ever read it! So I'll do my best to keep it as short as possible.

1. Finding the pond: Last year before Epping I saw on Facebook a friend had invited anyone interested in practicing up to Maine to practice. We had been looking for a spot to take Oskar and Olsen to get some seat time on their borrowed sleds and it was semi local. I contacted my buddy and he said to come up. Once we pulled in everyone's jaw dropped it was like water cross heaven the pond was amazing the property was beautiful and within minutes we met [Gerry Brown](#) the property manager and he was one of the realist open dudes you'd ever meet. With a wide open pond we had free reign on we had an evening of great times and laughs and ended it with a sink and no Boat! At the end of the night we talked and we knew this place had to have a race!

2. Open House: Wont get into the open house to much but a good group of you got to see just how awesome this place was. We met a very passionate supporter who immediately wanted to be apart of it and was all in from the start and for that Gary Dwinal and Boss Snow Plows we thank you.

3. What the fuck: Again I wont say names or get to far into detail but after our open house when people saw it was real and possible they instantly became opinionated! VERY opinionated! I was bashed, attacked; I was blocked from the watercross page and multiple times on non related threads just taunted and insulted. This all went on the ENTIRE TIME I fought for this day in and day out so for those still reading just imagine going through all this while dealing with that. This was a VERY SELECT FEW and I thank all those that stayed positive and supportive. I've been through way worse in my life and the bashing didn't get to me, It was more the fact that I was fighting for them to have a beautiful place to race to be treated like that just sucked. Funny in the beginning two current series owners both said "Doesn't matter what you do Steve you'll always be the bad guy to some" man were they right! Some assumed I was shady with shady intentions and out for money! That's funny there's no money in racing and to date I'm just shy of \$2,890 in the hole with nothing to show.

4. The first speed bump: After beginning to form the series we found out some troubling details. We found out the Town had its sights on the landowner of the pond and were doing everything they could to prevent him from opening his multi million dollar campground. To paint you a picture when we loose a couple hundred bucks we get bummed out [Scott A. Efron](#) has multi millions invested into this campground over a couple years time and to date STILL is not aloud to open for business. [Scott A. Efron](#) and [Gerry Brown](#) opened their land up to us let us in and agreed to let us race their but we needed to work with them and be patient and not prevent any explosions that would give the town any further reason to not let them open. In this town everything is months this was by far the longest wait. We were asked but wanted to wait out of

respect to move forward until they had got up and running. Long story short the town attacked them from every angle and when we knew it wasn't happening anytime soon we found another pond. Go figure in the same town!

5. The first Town meeting! Steven Stockbridge and I finally said f███ it lets move forward with this new pond at least we'll be making some ground with the series and the town. After attempting to be put on an agenda multiple times we were finally scheduled. We went to the first town meeting (with the planning board) and presented our selves and the series. We weren't laughed at but basically given task that would make any series nearly impossible unless some millionaire had thousands of dollars and months of time he felt like wasting, so that really took the wind out of my sale but I didn't give up.

6. False hope: Like I said before I didn't give up but I did take a little step back and after two weeks went by I got a call from the towns code enforcement officer telling me he had great news they had created an event policy that would make our race super easy to fill it out email it back and come up for a meeting. So I clicked my heels together filled out the application got the insurance quotes and flew to the town meeting. This time with the Selectmen who I dearly appreciate and respect and thank for all their hard work. When I got there We chatted I presented the application but while I was there I found out it was a work shop not an actual meeting and legally they could not vote so they asked me to come back the next week they would vote and I would get the permit. Something didn't settle in my stomach right and part of me had doubts once again. Not even 3 or 4 days later I got a phone call saying the actual even application was tossed out some town staff that don't have a say in any events or an event policy didn't like it and even though it wasn't their place they do their best to work together and keep everyone happy and they couldn't provide a permit at this time. I was pissed and yet again didn't give up but took a step back.

7. What do we do: While everyone was wondering, curious, and asking questions wanting answers.... So did we... Nearly everyone just said f███ it have the event while that sounded all fine and dandy I respect the racers and the thousands that goes into making it to these races. With some racers coming from Canada and other countries I needed to know no matter what I would not be shut down for any reason at all. So I said enough is enough and went back to the town for a YES OR NO answer!

8. They ok'ed the event: I did some digging and was told the only real people that could stop an event from happening would be the selectmen so I went to them and wanted a yes or no. I went to the board and asked each and every single one of them if I could have the event and if they would stop me. Every single one of them voted for the event even the code enforcement officer. So much weight was lifted off my shoulders I nearly jumped out of my socks!

9. Maine Dept. of Inland Fisheries & Wild Life: I called The wardens office to get a permit for the event and they laughed. Every Single one of them. BUT I didn't argue or fight back. Back when we had our open house I did my research and I dug deep. Yes crossing open water on a snowmobile in Maine is illegal no ifs and or buts AS LONG AS THAT BODY OF WATER IS PATROLED BY MAINE WARDENS. This rule does not apply to a private man made man dug pond under a certain size! I called Warden Herington! Huge thanks To Warden Peter Herington the Warden that showed up to our open house! He was all ears and all hands on deck and he went straight to the Major and a few days later we got the go!

10. Event announcement! LETS GO RACING! I turned the heat up full blast and went crazy to get things in order announced the race with some details still unknown I wanted people to start making plans! Within days of the announcement no apologies but even some of the ones that did the most bashing reached out and even got excited. Things were looking great! Again a couple people wanted some answers to some important details but for legal reasons we couldn't answer on those yet given the campgrounds legal battle with the town.

11. Another big f███ you! And now I have to decide! After the planning board found out about the event (not the selectmen) the town that took months and months to make any moves for us, overnight made


moves against us. They attacked the campground from all angles threatened their business and further events. They threatened shutting down the event and just an all out war broke out. While we have the go ahead from fish and game and the selectmen the town has divided in two and prepared for a war where no one wins but we could lose! It's a possibility that the day before the race it could be shut down it's a possibility that if this race happens the campgrounds permit could be pulled and they cant open for two more years I have tried to explain this to some but unless you've been to all the meetings you just wouldn't understand! It's not legal no! Do I have a legal case against the town? Maybe!?! right wrong or indifferent it's f---ed up but again the last thing I want is everyone rolling up investing thousands to be turned away or for the land owners business to be tossed out for another 2 years . With that being said I can't and wont be responsible for any of those possibilities so the race has been postponed for the time being.

I respect each and every one of you. Even those that have been bitter or hateful whether you go forward blaming or hating me I have nothing against any of you. Noise makes this sport very very difficult as well as many other things. Part of me wanted to walk away when I found out the town had a personal vendetta against the campground but I saw potential and how beautiful the venue was and how great it could be. I'm not perfect and my mouth sure gets me into trouble at times but I care more than many believe. I took time off from work, I gave up time with my family and my son I invested thousands with nothing to show. This fight has literally sucked the life right out of me! But this isn't over and isn't the end! During this process I have buried myself and I got myself backed up but I already have had volunteers to help research other ponds and continue to work with the town to make this venue possible. I am sorry all of this went down like this and I couldn't provide the info that was wanted. If I were to do it all over again I would have never said a single word about any of this until the battle was over but at the time I didn't think it would be a battle like this and assumed we'd be racing this past spring and wanted to give those time to ready them selves. Again I'm not perfect but I have done my damn best. I apologize again I wanted this just as bad as all of you did if not more!

Even though we aren't moving forward with the Sept race I would like to thank some of the MANY that supported this cause and continue to. Thank you first and foremost to the land owner [Scott A. Efron](#) thank you for opening up your land to us we hope to see you soon! The biggest of THANK YOUS to our friend and the property Manager [Gerry Brown](#) He put his heart and sole into this he put his own a--- on the line not only for the series but far beyond the series fixing a very broken corrupt town. Id like to thank Gary Dwinal with Boss's snow plows whom put his own ass and name on the line with his company and like us and many of you was left with so many unknowns! Thank you for supporting us and we look forward to working with you in the future. Thanks to Jason Bidan your a solid dude with such a positive look on things and know how to tell it like it is even if its 2am and I'm messaging you or your wife! Thanks to Steven Stockbridge for investing the time he could Into this. I want to thank The entire Maine Warden service you all truly want what's best for your state and a special thanks to Warden Herring. Id like to thank the Town of Baldwin although I feel strongly that there are some very cruel personal agendas, I understand it's a small very quiet town with literally one single business in the entire town and your just trying to prevent ANY CHANGE but that's truly not realistic. I don't hold anything against anyone and I hope in the future we can somehow come to terms and be welcomed to your community but before any of that your town needs some serious repair. Id like to thank Scott Mosher and Don McMurchy for the efforts they put in supporting the growth of the sport and just to EVERYONE that reached out to see this all out and grow this sport! THANK EVERY SINGLE ONE OF YOU!


This entire community is a very tight tight tight group and all things considered very welcoming! I'm excited for the [Northwood Crank Pullers Snowmobile Club](#) Watercross the last round of [Ontario Watercross Racing Association](#) and our Grand finale at Epping [Race into Winter](#) and wish you all the very best of luck! Ill be right there cheering you all on and being any help I can be! Again I dearly apologize and hope you all the ver best of luck at the last few races!

Most Relevant ▾

 **Gerry Brown** Well said Steve Reynolds this has been a battle for both of us and I just want everyone to know that we are not giving up and will make this happen at some point and give all you racers and fans a great show ! Thanks again steve for all your effort you put into this !


2w

4

 **Gary Dwinal** I am VERY sorry to hear this Steve. I know it has been a seesaw up and down battle for the last several months and I finally thought it was really going happen this time. It has been a pleasure working with yourself and Steven Stockbridge since our fir... [See More](#)


2w · Edited

1

 **Jason Bidan** Thanks Steve Reynolds for at least trying to do something. Many people will criticize and talk crap about you or your intentions. But very few step up to the plate. Keep your head up. Call anytime.


2w

3

 **Don McMurphy** I would like to thank you Steve Reynolds for all you have done trying to make this happen. I have seen all the bullshit you have gone through. If you get another chance up there let me know I will help again.


2w

3


 **Jeremy Scott Murphy** Pretty sure there is still a fairly large group of us that would be willing to help if there was a chance of pulling this off at some point. I also think one thing that would have helped us racers out to better support the new venue would have been a l... [See More](#)

2w · Edited


2

 **Don McMurphy** Jeremy Scott Murphy sometimes in a deal like this it's not good to be transparent it will sink you.


2w

 **Jeremy Scott Murphy** Don McMurphy I get it but hard to help or offer up anything when you have zero understanding for what's taking place. Plus I think some of the negative stuff would lessen if people actually understood what was happening. Just my \$.02


2w

 **Don McMurphy** Jeremy Scott Murphy I offered up my help knowing only that it could be a new venue close to home. That's all I needed to know. As far as the negative people they are present everywhere. In this sport the only happy one is the winner. F the negative people make it happen is all you can do.


2w

 **Jeremy Scott Murphy** Don McMurphy come on now I only know how to smile and be happy. Make it across, sink, break on the line, I am always happy. Even with a totaled sled I do nothing but smile and laugh.

2w


 **Don McMurphy** Jeremy Scott Murphy you weren't happy with the pure stock class. Lol

2w

 **Jeremy Scott Murphy** Don McMurphy LOL. Snow is so yesterday!


2w

1

 **Trish Ryan** Not a racer, but a fan. And read through ALL of your post. Your passion bleeds through and I'm thankful for the tight groups that run & race waterX. See you all at Epping! Good luck to all the racers!

2w

1

 **Ontario Watercross Racing Association** Thank you for all your time and effort trying to grow our beloved sport! Chin up and just keep trvino



Ontario Watercross Racing Association Thank you for all your time and effort trying to grow our beloved sport! Chin up and just keep trying.

2w



Dawn Eubanks I wish NIMBY POND was not so far away from you because We would be honored to help you out if we could. We totally understand the frustration and the red tape you have been going through as this was our 13th year of water cross racing and it never get... [See More](#)

2w



Cory Jillson Thank you for the effort and like ive stated time and time again, if i can help in anyway, shape, or form dont hesitate to ask, hope we can have a circuit in 2020. Thanks once again.

2w



1



Jason Boucher 🙌 it's a work in progress. We have NORTHWOOD let's support them September 8. Thank you Steve Reynolds. It not over till it's over

2w



2



Don McMurchy Jason Boucher yes support Northwood. The last two we have broke even. I don't know if we can afford to go on. Plus no winter races.

2w



1



Jeremy Scott Murphy So is this now a dead location or still hope for next year?

2w



Northeast Watercross Championship As stated we will continue to work with the town to make this happen. Thanks Jeremy Scott Murphy

2w