

Baldwin Planning Board

Meeting Minutes 12/13/2018

I. Call to Order

Blake called the meeting to order at 7pm

II. Roll Call

Jo Pierce, Norman Blake, Nichol Ernst, David Strock Selectmen Dwight Warren and Jeff Sanborn, Jim Doloff. CEO West Sunderland

III. Reading of the Minutes From Last Meeting

Pierce made a motion to waive the reading of the minutes and approve as written. Ernst seconds. Blake, Ernst and Pierce voted in favor, Strock abstained

IV. Open Business

- Natures Wilderness, LLC – Gerry Brown, Jon Whitten present to represent the applicant. Blake discussed that the site walk did not occur due to electronic copy not arriving on time as agreed upon at the last meeting.
- Pierce asked about the underground powerlines and if they were legal and part of dig-safe. Selectmen confirmed. Pierce asked if we can have copies of all permits on the property. Ernst and Blake agreed.
- Pierce brought up the traffic study and requested that the planning board be able to speak to the engineer that did the traffic study at some point in this process
- Discussed hours of operation as likely being 24/7, May 1st to October 31st.
- Pierce discussed wanting entrance and egress from both sides of the campground in case of an emergency for fire concerns. Strock brought up emergency plan. Ernst suggested that we table this discussion about fire and safety until applicant has researched ACA standards as discussed in their application. Blake suggested that applicant check with the fire chief regarding the dry hydrant and making sure it is compatible with town fire equipment. Blake suggested a possible annual inspection to ensure that the dry hydrant is working.
- Regarding primitive recreation in the application, Pierce asked for clarification regarding the boundaries of the property being used.
- Discussion ensued regarding splitting off pieces of property, deeds etc.
- Discussed Dump station and some information that still needs to be determined regarding a septic tank or holding tank.

- Discussed swimming pool meeting state regulations regarding pools in campgrounds.
- Discussed multi-purpose building as designated in application and clearing up language to clearly state that it is only for campground guests-not for weddings, or other functions. Discussed putting it as a condition. Ernst asked applicant to define the number of “invited guests”.
- Pierce asked applicant to provide square footage for definitions of “cabin” “tent site” etc. Applicant discussed
- Whitten discussed referring to the site plan as a reference
- It was proposed that the applicant define the number of types of sites (how many tent sites, how many cabins etc. make up the 190 total sites).

V. New Business

- Deadline for submission of papers to the Town warrant on January 9th, 2018. Blake asked if any members have articles to work on for the town warrant. Blake brought up the Shoreland zoning ordinance that was approved at town meeting in March of 2018. Stated that the DEP changed the 75 ft set back from streams to 100ft. The DEP would like the town to ratify this at the town meeting. Discussion ensued.
- Sunderland brought up map 6 lot 23, in the Shoreland Zoning Ordinance it says that single family structures may be allowed by special permit only. Special exceptions say that if the lot was established before the ordinance changed and is vacant, it can be used as the previous ordinance prescribed it. Sunderland states that it meets requirements for a special permit. Discussion ensued. Sunderland stated that he gave the owner a permit. Owner is scheduled to go before the Saco River Corridor commission and then Sunderland will have him come before the planning board for a special exception.

VI. Adjournment

Meeting adjourned at 8:50 when Secretary Ernst had to leave for an emergency.

Submitted by: Nichol Ernst