

Baldwin Planning Board

Meeting Minutes

September 28, 2017

I. Call to order

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:43 PM on December 28, 2017 at the Baldwin Town Hall.

II. Roll call

Matt Fricker conducted a roll call. The following Planning Board members were present: Norman Blake, Jo Pierce, Fred Miner, Glen Reynolds, Nichol Ernst and Matt Fricker.

III. Approval of minutes from last meeting

No minutes were read or approved.

IV. Open issues

a) Nature's Wilderness Campground – Jeff Amos of Terradyn Consultants and Gerry Brown (POA for Scott Efron). Please reference attached documents

- 9.28.17_1640 Cover Letter – Includes answers to questions/topics normally found in CUP application.
 - 9.28.17_1640 Deed
 - 9.28.17_1640 Quad (quadrangle map)
 - 9.28.17_Efron_Brown POA
 - 9.28.17_Natures Wilderness Campground
- Stop work order has been resolved.
 - CUP Application has been submitted
 - Parcel purchased from Brent Day does not appear to be included in Nature's Wilderness LLC documentation.
 - Will need a separate CUP for an eating establishment

- Any service/aspect of Nature’s Wilderness Campground offerings noted on website has to be included in the CUP (e.g., archery, boating, etc., all need to be in CUP)
 - Need description of public buildings
 - Commercial Rifle Range would need a separate CUP
 - This amounts to a package of inter-related CUPs (campground, restaurant, general store/retail establishment, public buildings, rifle range, outdoor recreation, etc.)
- “Glamping” Cabins
 - Plans are for 9 14’ x 42’ cabins (~ 588 sq. ft. 2 are on site). They have a kitchen and bath (and supporting septic system) and are thus the equivalent of a small house.
 - Plans are for 15 14” by 20” cabins that have more rudimentary features.
- N.B. Baldwin ordinances state that a minimum livable house is 600 sq. ft. Nonetheless, this many dwellings intended as inhabitable space on a given property would fall under the definition of a subdivision. Normal major subdivision ordinance requires 2 acre lots per residence. A clustered subdivision requires 1 acre lots. Also, the street frontage issue needs to be resolved. The Planning Board noted that a separate subdivision CUP would be required for the cabins at Nature’s Wilderness.
- Nature’s Wilderness needs to be aware of endangered species in developing the campground, e.g. the small whorled pogonia (*Isotria medeoloides*).



The Small Whorled Pogonia is a member of the orchid family is believed to have habitat near the upper pond. Addressing the location and ensuring protection for the small whorled pogonia will be required as a part of the site location permit. Please reference the Maine

Department of Agriculture, Conservation and Forestry (DACF Home → Bureaus & Programs → Maine Natural Areas Program → Communities, Plants, and Animals → Rare Plants → *Isotria medeoloides*; <http://www.maine.gov/dacf/mnap/features/isotmed.htm>)

- There was a discussion of whether gaming tables had been delivered to Nature's Wilderness, but it was reported that they are not there.
- There was a discussion of illegal grading of the Town road. It was pointed out that Nature's Wilderness needs full Town approval for any work or improvement of Town roads.
- There was discussion of high voltage power lines placed by a utility pole, but are not powered up yet. Reportedly, CMP is not satisfied with the burial job and it should not be hooked up. This has to be resolved and approved by CMP. Nature's Wilderness is working with an electrician to fix the issue.
- There was a discussion of Marston Pond Road as a "2 rut" road (i.e., only one vehicle can pass at a time). Concerns were expressed by the Planning Board about the confluence of emergency vehicles and RVs and the ability/capacity of Marston Pond Rd. to safely accommodate such traffic. It is believed that Marston Pond Rd. will need to be made wider.
- A similar concern was address for Senator Black Rd to be able to handle two-way traffic of the size and capacity of Class A motor homes. It is believed that Senator Black Rd. will need to be upgraded and a traffic engineering study is warranted.
- Concerns were discussed about the ability for fire-fighting equipment to access nature's Wilderness campground and the point was made that the Baldwin Fire Chief needs to review and approve development plans.
- No chemicals should be allowed to enter water.
- The issue of 100' vs. 75' set back re: Shoreland Zoning needs to be resolved.
- Concern about forest fires was discussed, especially with fire-pits planned for camp sites. Another dry hydrant may be needed at the upper pond location

- Plans should be considered for helicopter landing and take-off for “Life-Flight” or firefighting choppers.
- ATV and snowmobile trails need to be shown on maps.

V. New business

a) Tom Peavey, Antiques and Things CUP.

- In violation of town ordinances because of operating a business without a CUP (as evidenced by “Open” sign and road signs directing traffic to business).
- CUP is incomplete, does not have front page of deed
- Need copy of R.O.W. onto adjoining property (Jed Rollins)
- Need to identify where Rt. 113 property boundaries are
- Any signage needs to be 20 square feet.
- Complete CUP and come back on 10.12.17 – no yard sales of antiques in interim.

b) [New business/summary of discussion]

c) [New business/summary of discussion]

VI. Adjournment

Norm Blake adjourned the meeting at 9:35 PM.

Minutes submitted by: Matt Fricker

September 28, 2017

Mr. Wes Sunderland, CEO
Town of Baldwin
534 Pequawket Trail
West Baldwin, ME 04091

Conditional Use Application: Nature's Wilderness Campground

On behalf of Mr. Scott Efron, we are pleased to submit plans & materials in support of the Conditional Use Application for the Nature's Way Campground. The development parcel is several hundred acres in size and is shown as lot #22 on the Town of Baldwin Tax Map #7. It is located within the Rural Zoning District (R). The property is traversed by several existing roads. The site will be accessed off the Marstons Road and contains Upper Twain Road & a portion of Deacon Road. There is a 21 acre man-made pond (Lower Pond) located on the south side of Marstons Road that was created several decades ago with the installation of a dam in a stream channel. Upper Twain Road leads to a second, 2 acre man-made pond (Upper Pond) that is approximately a half-mile north Lower Pond. The property contained a house, several out buildings and an extensive system of trails prior to 2016.

The applicant intends to open a campground on the property. He proposes to develop the area between & around both ponds with a series of camp sites, a club house and a general store. There will be a mix of RV compatible sites, cabins, tent sites & some upscale "glamping" sites. Glamping is a new trend in camping where upscale tent sites are outfitted with modern comforts. The campground will offer a wide variety of amenities to outdoor enthusiasts including swimming, fishing, hiking & mountain biking and use of miles of existing ATV trails. Our attached conceptual plans feature approximately 250 camp sites. The applicant has already cleared much of the proposed development area.

Each of the campsites will have a parking space, fire pit & picnic table. Underground electric will be provided to the camp sites. There will be at least two septic dumping stations that will handle the RV waste and allow it to be collected & disposed of properly. Bathroom & laundry facilities will be located at convenient locations throughout the campground.

This project will require a MDEP Site Location of Development Permit due to its scope. We had an onsite meeting with MDEP representatives earlier this summer and followed that meeting up with a scoping/pre-application meeting with the applicant & MDEP representatives at the MDEP Portland Office to discuss permitting requirements and to outline what activities the applicant could & could not do prior to receiving approvals from the State of Maine & Town of Baldwin.

The boundary information shown on the attached plans is based upon Town tax map information available through the State of Maine Office of GIS. Statewide Surveys, Inc. performed a wetland & stream delineation of the project area. They also performed a topographic survey of most of

the proposed development area at a 1' contour interval. The remaining topography was obtained from the State of Maine Office of GIS and is shown at a 2' contour interval.

We met with Wes Sunderland, CEO a couple of weeks ago to go over our plans and materials. He suggested that we provide line by line answers for each item in the Conditional Use Permit Application so we have tailored our letter to comply with his request.

Section A: Basic Information

1: Applicant's Legal Name:

The applicant's name is Mr. Scott Efron.

2: Applicants Mailing Address:

Mr. Scott Efron
2 Upper Twain Road
Baldwin, ME 04091

3: Applicant's Phone Number:

Mr. Scott Efron can be reached at 207-787-6012

4: Owner of Record:

Nature's Wilderness, LLC is the legal owner of the property. Mr. Scott Efron is the president of Nature's Wilderness, LLC. See Attachment 1 for a copy of the property deed.

5: Right, Title or Interest:

Nature's Wilderness, LLC is the legal owner of the property per deed recorded in the Cumberland County Registry of Deeds in book 33066, page 317. See Attachment 1 for a copy of the property deed.

6: Property Owner's Name:

Nature's Wilderness, LLC is the legal owner of the property. Mr. Scott Efron is the president of Nature's Wilderness, LLC. See Attachment 1 for a copy of the property deed.

7: Owner of Record Address

Nature's Wilderness, LLC
17569 Middlebrook Way
Boca Raton, FL 33496

8: Location of Property:

The property is located at 2 Upper Twain Road.

9: Tax Map & Lot Number:

The property is shown as Lot 22 on Tax Map 7.

10: Zoning District:

The property is located in the Rural Zoning District.

11: Conditional Use:

The applicant seeks to permit a campground use for the property.

12: Required Items:

a. Location Map

A location map can be found in Attachment #2. A second location map is shown on the cover sheet of the attached plan set.

b. Written Description of the Proposed Use.

The applicant intends to open a campground on the property. He proposes to develop the area between & around both ponds with a series of camp sites, a club house and a general store. There will be a mix of RV compatible sites, cabins, tent sites & some upscale “glamping” sites. Our attached conceptual plans feature approximately 250 camp sites.

c. Drawings of Proposed Activity

A plan set is attached that shows the conceptual development in Attachment #3. They show the location of existing & proposed buildings, structures, driveways, parking areas and natural features

Section B: Standards for Conditional Use Permit:

1. The Planning board shall consider impact of:

1a: Size of the proposed use compared to surrounding uses:

The campground is located on a large piece of property and is fairly isolated from other development. The proposed development area is approximately 70 acres (including both Upper & Lower Ponds). There are single family homes that front on the portion of Marstons Road that lies between Senator Black Road & the development. The single family lots located along Marstons Road appear to be between 5-10 acres. Other than the lots along Marstons Road, the property is surrounded by other large undeveloped properties.

1b: Intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses:

The campground will offer a variety of rental durations including daily, weekly, monthly & seasonal. The applicant intends to provide the necessary amenities & activities to allow the campers to remain onsite for the duration of their stay. Arrivals & departures do not typically coincide with the traditional heavy traffic times of the weekday A.M. & P.M. peak hour. The campground will serve recreational vehicles of all sizes as well as cars and trucks with & without pull behind campers. The applicants anticipate that the peak season will be from late spring to early fall.

The project will make use of the existing roads & trails to the maximum extent possible. Most of the access roads will be built over the existing trails. The area around the club house will feature a large parking & maneuvering area to allow large vehicles to move safely & easily through the site. The expanded access roads, new access roads, parking lots & proposed buildings will create approximately 5 acres of new impervious areas. Each of the camp sites will have a stabilized grass parking area.

1c: The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances:

Construction dust will be controlled as will the noise by controlling the hours of construction. Once completed, a campground is not a large generator of noise, dust, odor, vibration, glare, smoke or litter. Most of the campground development is located far from any exterior property line.

1d: Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties:

The size of the property will help to control the impact to the surrounding properties. Most of the development is located far from any existing development.

1e: The degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties:

The site will be able to maintain large undisturbed swaths of forest between the development & exterior property boundaries.

2. The Planning board shall consider facilities:

2a: The ability of traffic to safely move into and out of the site at the proposed location:

The applicant proposes to upgrade the portion of the road that lies between Senator Black Road & their property to allow for easy passage along the entire corridor. They have already

upgraded the portion of the road that is located over their property. Upper Twain Road serves as the primary access between Lower & Upper Pond. It will be widened to support two direction traffic. Many of the camp site roads will be designed to accommodate one way traffic. We have provided a large hammer-head turnaround behind the club house to allow large vehicles a convenient place to turn around.

2b: the presence of facilities to assure the safety of pedestrians passing by or through the site:

The site will be pedestrian friendly. The pedestrians will be camp site users in and around their camp sites and people using the club house. The club house features a large parking area featuring 60 standard sized spaces & good visibility. It has a walkway that leads to a large porch that is safely out of the way of vehicular traffic. The swimming pool & swimming pond are separated from vehicular traffic.

2c: The capacity of the street network to accommodate the proposed use:

The existing street network will be upgraded to accommodate the proposed use. The internal circulation will be constructed to a level that allows for easy maneuvering & access throughout the site.

2d: The capacity of the storm drainage system to accommodate the proposed use:

The project will require a MDEP Site Location of Development Permit. A large portion of this application revolves around the transport & treatment of stormwater. We will provide sizing calculations for each culvert, swale, stormwater pond and erosion control measure to ensure that all components of the stormwater & erosion control system are properly sized to handle the 25 year/24 hour storm event. MDEP will review the drainage & erosion control design & calculations.

2e: The ability of the town of provide necessary fire protection services to the site & development:

The improvements to Marstons Road will allow for safe and easy access to the site for emergency vehicles. The applicants intend to construct a dry hydrant in their new pond to provide fire protection.

3. The Planning board shall consider natural characteristics:

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed in the site will cause undue harm to the environment or to neighboring properties.

The project will require a MDEP Site Location of Development Permit. The applicant will follow all MDEP regulations regarding surface waters, flood plains, ground water, stormwater & site stabilization. Modifications will be made to the downstream end of the Lower Pond

to provide for cooling of runoff & water quality treatment for the stream as it leaves the property. Much of the site will be retained in its natural state for enjoyment by the campers.

Section C: Shoreland Standards:

This section may be applicable since a stream flows from the upper pond to & through the lower pond. Some of the existing & proposed development may be located within 75 of that stream.

a: Will not result in unreasonable damage to spawning grounds, Fish aquatic life, bird and other wildlife habitat:

The Maine Department of Environmental Protection & the Maine Department of Inland Fisheries & Wildlife will be reviewing the project for its impact to all fish & wildlife. The site is not considered to be a high value wading bird or waterfowl habitat. The stream below Lower Pond may be a trout habitat. Our proposed modifications to the downstream end of Lower Pond will improve the water quality & temperature of the stream flow.

b: Will reasonably conserve shoreland vegetation:

The MDEP considers the banks of Lower Pond to be the edge of a stream. As such, they will be requiring that a 75' undisturbed buffer be left along the stream & pond edges. A permit by rule will be submitted for all camp sites that are proposed within the buffer.

c: Will reasonably conserve visual points of access to waters as viewed from public facilities:

The view of Lower Pond is one of the highlights of the proposed design. It will be preserved. Access to Upper Pond will be improved and the view preserved.

d: Will conserve actual points of public access to waters:

Marstons Road & Upper Twain Road will be improved & will provide easy access throughout the site.

e: Will reasonably conserve natural beauty:

Much of the site will be preserved in its natural state. The applicant sees the properties natural beauty as the main attraction for this campground. It will be preserved & improved wherever possible.

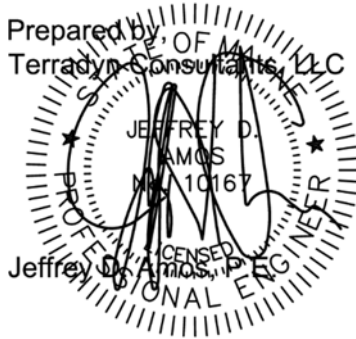
f: Will reasonably avoid problems associated with floodplain development or use:

There is not a floodplain associated with the stream outside of the existing banks.

The following items are attached as required by the Conditional Use Application procedures:

- Attachment 1: Property Deeds
- Attachment 2: Location Map
- Attachment 3: Conceptual Site Plans

We look forward to discussing this information with the Planning Board at the upcoming September 28, 2017 Planning Board Meeting. Thank you for your consideration, and please call me if you have any questions as you review the enclosed plans and information.



DLN# 1001640007215

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

We, CAMP TWAIN, INC., a Maine Corporation, whose mailing address is 3 Bickford Street, Scarborough, Maine 04074, and MARY M. WAYE, now of 10 Bay Street, Scarborough, Maine 04074, for consideration paid, grant to NATURE'S WILDERNESS, LLC, a Florida Limited Liability Company with a mailing address of 17569 Middlebrook Way, Boca Raton, Florida 33496, with WARRANTY COVENANTS, the land in Baldwin, Cumberland County, Maine, more particularly described in EXHIBIT A attached hereto.

Being the same premises conveyed to Camp Twain, Inc. by Quitclaim Deed from Marianne G. Fenton, Cynthia J. Garner, Dana A. Garner, John W. Garner, Jr., and Suzanne G. Smith, dated December 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 17172, Page 120.

Also being the same premises conveyed to Mary M. Waye by deed from Sylvia B. Marston dated January 24, 1989 and recorded in the Cumberland County Registry of Deeds in Book 8638, Page 87.

WITNESS our hands and seals this 26 day of April, 2016.

CAMP TWAIN, INC.

Marianne G. Fenton
By: Marianne G. Fenton, President

Mary M. Waye
MARY M. WAYE

STATE OF MAINE
Cumberland, ss:

Date: 4/26/16

Personally appeared before me the above-named MARIANNE G. FENTON, duly authorized President of Camp Twain, Inc., and acknowledged the foregoing to be her free act and deed, individually and in her said capacity.

Jane L. Barriault

Notary Public/Attorney at Law

Please type or print name of Notary:

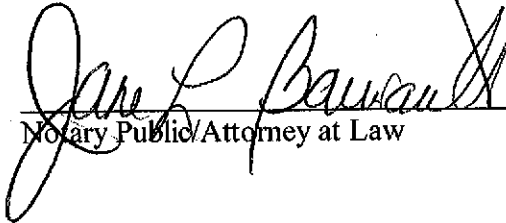
Jane L. Barriault
Attorney at Law

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STATE OF MAINE
Cumberland, ss:

Date: 4/26/16

Personally appeared before me the above-named MARY M. WAYE and acknowledged the foregoing to be her free act and deed.



Notary Public/Attorney at Law

Please type or print name of Notary:

Jane L. Barriault
Attorney at Law

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EXHIBIT A

Certain lots or parcels of real property located in Baldwin, County of Cumberland and State of Maine, together with all buildings and other improvements thereon, bounded and described as follows:

Parcel 1:

A certain lot or parcel of land situated in said Baldwin, bounded and described as follows: To the North by the town road leading from West Baldwin to East Baldwin by way of the so-called Flint neighborhood; to the East by land now or formerly of John F. Flint and land now or formerly of Foresti Sandborn; to the South by land now or formerly of Foresti Sandborn, land now or formerly of Jeremiah B. Yates, and land now or formerly of Sylvanus R. Yates; and to the West by land now or formerly of Sylvanus R. Yates. Known as the "meadow lot", so-called, formerly owned by the late Joseph Harding, Jr.

Parcel 2:

A certain lot or parcel of land in said Baldwin, bounded and described as follows: Commencing at a concrete post on the north side of the road leading from West Baldwin to East Baldwin, by way of the so-called Flint neighborhood, North $1^{\circ} 10'$ East, 251 feet to a stone and iron axle, bounded on the East by land now or formerly of D. T. Flint; from the stone and iron axle, South $51^{\circ} 33'$ West 673 feet to a concrete post, and South on the same line 810 feet to a stake, bounded on the Northwest by land now formerly of D. T. Flint. From the stake, North $71^{\circ} 48'$ East 995 feet to a second stake, bounded on the South by land now or formerly of Wilson Burnell and Mary H. Burnell. From the second stake, 400 feet North $30^{\circ} 15'$ East to the concrete post at which measurement commenced, bounded on the East by land now or formerly of said Wilson Burnell and Mary H. Burnell.

Parcel 3:

A certain lot or parcel of land situated in said Baldwin and bounded and described as follows: To the West by the line running from the second stake referred to hereinabove in description of Parcel 2, North $30^{\circ} 15'$ East to the concrete post at which measurement was commenced in said Parcel 2, being all of the land lying between said line and Parcel 1.

Parcel 4:

Also a certain lot or parcel of land situated in said Baldwin, now or formerly known as the Gore Lot, bounded and described as follows: To the North by land now or formerly of Scribner and Rankin; East by the land now or formerly known as the Binford Lot; South by land now or formerly of Wilson and Mary H. Burnell, and the now or formerly so-called Deacon's Fountain Road; west by land now or formerly of Walter Flint.

Subject to an easement granted to Dwight R. Mills, Incorporated, under deed dated November 7, 1979 recorded at Book 4524, Page 278 of said Deeds.

Parcel 5:

A certain lot or parcel of situated in said Baldwin and bounded and described as follows: On west by land now or formerly of Paul C. Marston and said John W. Garner; on the North by land now or formerly of the Paul C. Marston and said John W. Garner; on the East by the road leading to the now or formerly so-called "Jack Flint Place"; and on the South by the road leading from West Baldwin to the now or formerly so-called "Jack Flint Road".

Subject to the right reserved by Wilson Burnell and Mary H. Burnell to cut firewood on said lot, and a right of way to the Burnell family burial ground and around said ground to repair its fence as set forth in the deed at Book 1923, page 167 of said Deeds.

Parcel 6:

A certain lot or parcel of land situated in said Baldwin, bounded and described as follows: On the West by the road leading to the now or formerly so-called "Jack Flint place; on the North by land now or formerly of Paul C. Marston and said John W. Garner; on the East by land now or formerly of Paul C. Marston and said Garner; and on the South by the town road leading to East Baldwin;

Parcel 7:

A certain lot or parcel of land situated in said Baldwin, on the southerly side of the road leading from East Baldwin to West Baldwin, bounded and described as follows: Beginning on said road at a stone and hemlock tree at land now or formerly of S. W. Noyes, formerly known as Kennard's land; and South by land now or formerly of S. W. Noyes to an iron pipe driven in the ground at the land now or formerly of Harold H. Hawkes; West by land now or formerly of said Hawkes to a concrete post at land now or formerly of Wilson Burnell; North by land now or formerly of said Burnell to an iron pipe driven in the ground by said road to the point begun at.

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Parcel 8:

A certain lot or parcel of land situated in said Baldwin, on the North side of the road leading from East Baldwin to West Baldwin, bounded and described as follows: Beginning on said road at the stone wall at the land now or formerly of Paul C. Marston and said John W. Garner, North by the stone wall and land now or formerly of Paul C. Marston and said Garner to a corner in said stone wall at the land now or formerly of Milliken; East by the stone wall with the land now or formerly of Milliken to the now or formerly so-called Milliken Road; Southeast by the now or formerly so-called Milliken Road to the first mentioned road; West by the first mentioned road to the point begun at.

Parcel 9:

A certain lot or parcel of land situated in said Baldwin, bounded and described as follows: Beginning at a point on the West side of the road leading across the now or formerly so-called "Jack Flint farm" at the Southeast corner of the portion of said farm which lies West of said road; North by said road to a stone wall; West by said stone wall by a line extended from said wall across a brook to the east line of an old farm road; South by the east side of said old farm road and by its East line extended from the point where it makes a substantial turn to the South line of said farm; East by the south line of said farm to the point beginning.

Excepting and reserving to Delmont R. Hawkes, his heirs and assigns, a right of way on foot and with vehicles, from the road first mentioned across said parcel to land belonging to said Hawkes adjoining said parcel on the West, said right of way to coincide as nearly as may be with the old farm road above referenced to.

Parcel 10:

A certain lot or parcel of land situated in said Baldwin, adjoining Parcel 9 on the North, bounded and described as follows: Beginning at a point on the North line of said Parcel 9, 300 feet East from the brook aforementioned; West along said North line a distance of 600 feet and from these two points extending to the north, embracing a tract 300 feet in width on either side of said brook to the North line of land now or formerly of Loren B. Burnell.

Excepting and reserving to Delmont R. Hawkes, his heirs and assigns, the right of way to cross said parcel on foot or with vehicles, at any convenient point or points for the purposes of accessing to the land of said Hawkes lying west of said parcel, but not to the injury of any erection or structure thereon.

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Parcel 11:

A certain lot or parcel of land situated in said Baldwin, bounded and described as follows: Northeast by the Town Road leading from West to East Baldwin through the now or formerly so-called "Flint neighborhood"; Southeast by land now or formerly of Paul C. Marston and said John W. Garner and by Pigeon Brook; Southwest by land now or formerly of Wilson and Mary H. Burnell and land now or formerly of Henry W. and Nellie M. Black; Northwest by land now or formerly of Paul C. Marston and said Garner, and by land now or formerly of the heirs of Arthur P. Yates;

Parcel 12:

Also a certain lot or parcel of land situated in said Baldwin, bounded and described as follows: South by the land now or formerly of the heirs of Henry H. Pierce; Southeast by Pigeon Brook; Southwest by land now or formerly of Henry W. and Nellie M. Black; North by the parcel described hereinabove as Parcel 11.

Parcel 13:

A certain lot or parcel of land situated in Baldwin, bounded and described as follows: Measuring from the center of the Central Maine Power tower, 28 feet to a line running parallel to the center of the line of said tower, this line being the south boundary; bounded Northwest by land now or formerly of Donald T. Flint; Southeast by the land now or formerly of the heirs of Arthur P. Yates; East by the land now or formerly of Paul C. Marston and said John W. Garner.

Parcel 14:

A certain lot or parcel of land situated in said Baldwin on the Southwest side of a pond now or formerly called Burnell's Pond, bounded and described as follows: Beginning in the Northwest side line of land now or formerly of Ralph Yates and Lillie E. Hefler, Southwest from said Pond, at a spotted hemlock tree situated Northeast of a large double white pine tree, and running in a straight line South 55° 45' East to the Southeast side line land now or formerly of said Yates and Hefler, at a spotted beach tree on land now or formerly of Paul C. Marston, said spotted beach tree being located approximately ten feet East of a large white pine tree; Northeast along the division line between land now or formerly of said Yates and Hefler, and land now or formerly of Paul C. Marston to said pond; West or Northwest along the shore of said pond to the division line between land now or formerly of said Yates and Hefler and other land of Paul C. Marston; Southwest along said last named division line to the point of beginning;

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Parcel 15:

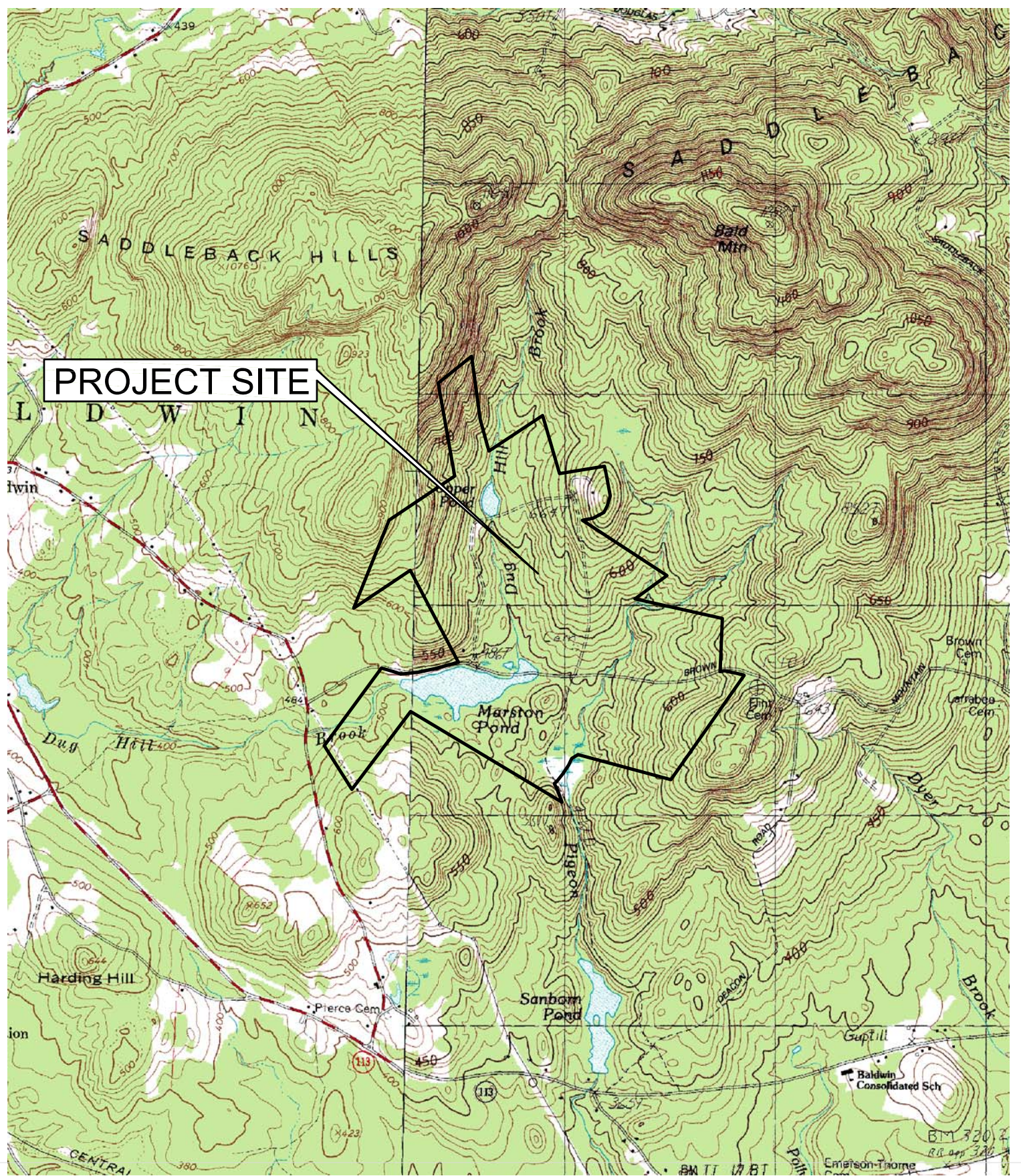
A certain lot or parcel of land situated in said Baldwin, on the easterly side of the now or formerly so-called Deacon Road, leading from Route No. 113 past the "Jack Flint place," and bounded and described as follows: Beginning on said Deacon Road at a point in the above described Parcel 4, said point of beginning marked by a pipe set in the ground; North by said Deacon Road and land of Paul C. Marston past the cellar of the dwelling formerly of the late Jack Flint a distance of 677 feet, more or less, to the first stone wall on land formerly of Delmont R. Hawkes, now or formerly Dwight R. Mills, Incorporated; East by the stone wall at land formerly of said Hawkes, now or formerly of Dwight R. Mills, Incorporated, a distance of 690 feet, more or less, to an intersection with a stone wall running southerly at other land now or formerly of Dwight R. Mills, Incorporated; South by said stone wall and land now or formerly of Dwight R. Mills, Incorporated, formerly of said Hawkes, a distance of 1070 feet, more or less, to a stone wall on land of the Decedent; West by said stone wall and land of Paul C. Marston a distance of 300 feet, more or less, to the point of beginning;

Parcel 16:

A certain lot or parcel of land situated in said Baldwin, lying South and East of the two lines hereinafter described: The first line begins on the West side of the Deacon Road at the second stone wall which is 1000 feet North from Parcel 4 hereinabove described, opposite the iron pipe being the point of beginning for Parcel 15 hereinabove described, said line running West a distance of 1200 feet, more or less, to a brook and continuing the same course across the brook 900 feet, more or less, to the East line of an old farm road marked by a line of iron posts. The second line begins at the West end of the first line of the East side of said farm road and runs South by said road and the line of iron posts a distance of 650 feet, more or less, to a point where the farm road turns at the East, and then continues on the extension of said farm road South an additional distance of 530 feet, more or less, to Parcel 4 hereinabove described.

Reference may be made to "Boundary Survey for Mary M. Waye and Pauline Garner, Baldwin, Maine" dated 12/28/1995, scale 1"=300', prepared by Lester Hammond, Jr. and duly recorded in Plan Book 196, Page 84 in the Cumberland County Registry, which shows most of the above described premises.

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SHEET DESCRIPTION
 U.S.G.S. QUADRANGLE MAP
 NATURES WILDERNESS

PREPARED FOR
 MR. SCOTT EFRON
 2 UPPER TWIN ROAD
 BALDWIN ME 04091



P.O. Box 339
 111 Elderberry Lane
 New Gloucester, ME 04260
 Office: (207) 926-5111
 Fax: (207) 221-1317
 www.terradyconsultants.com

Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

JOB NO.	1640	FIGURE	1
DATE	9/28/2017	OF	
SCALE	1"=2000'		1

Received BFB
9-28-17

LIMITED POWER OF ATTORNEY
KNOW ALL MEN BY THESE PRESENTS

That **SCOTT EFRON, Managing Member of Natures Wilderness Resort, LLC a Maine Limited Liability Company** has made, constituted and appointed, and by these presents do make, constitute and appoint **GERRY BROWN, JR.** true and lawful attorney for him in his name, place and stead to do any and all acts necessary on his behalf, including but not limited to exercising any documents, affidavits, authorizations and any other acts necessary as required by the Planning Board and/or Board of Directors for the Town of Baldwin relating to the following real property located at Upper Twain Road, West Baldwin, Maine. These acts include not only myself individually but also in my corporate capacity for Natures Wilderness Resort, LLC

giving and granting unto **GERRY BROWN, JR.** said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as they might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have set my hand and seal this ___ day of September, 2017.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

[Signature] 9-20-17
WITNESS
[Signature] 9/20/17
WITNESS

[Signature] SEPT/20/2017
SCOTT EFRON

STATE OF MAINE
COUNTY OF CUMBERLAND

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20th day of Sept, 2017, by SCOTT EFRON, Managing Member of Natures Wilderness Resort, LLC who identified this instrument as his Limited Power of Attorney and signed the instrument willingly. He is personally known to me ___ Or has produced FL DRIVERS LICENSE # E165-781-62 as identification on this day. - 178-0

[Signature]
NOTARY PUBLIC

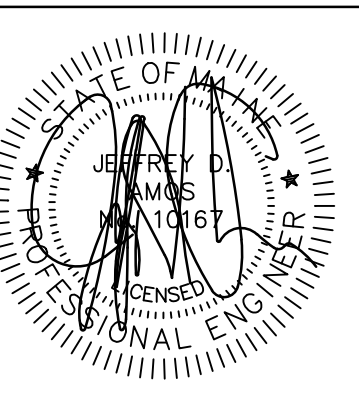
Print Name: _____

STEVEN ARNOLD
NOTARY PUBLIC
State of Maine
My Commission Expires
August 4, 2022

NATURE'S WAY CAMPGROUND

A 1,000 ACRE FAMILY CAMPING ADVENTURE

MARSTONS ROAD - WEST BALDWIN, MAINE



SIGNATURE DATE: 9/27/2017

APP'D BY

REVISIONS

DATE

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SHEET DESCRIPTION
NATURE'S WILDERNESS
MARSTONS ROAD
DETAILS & NOTES

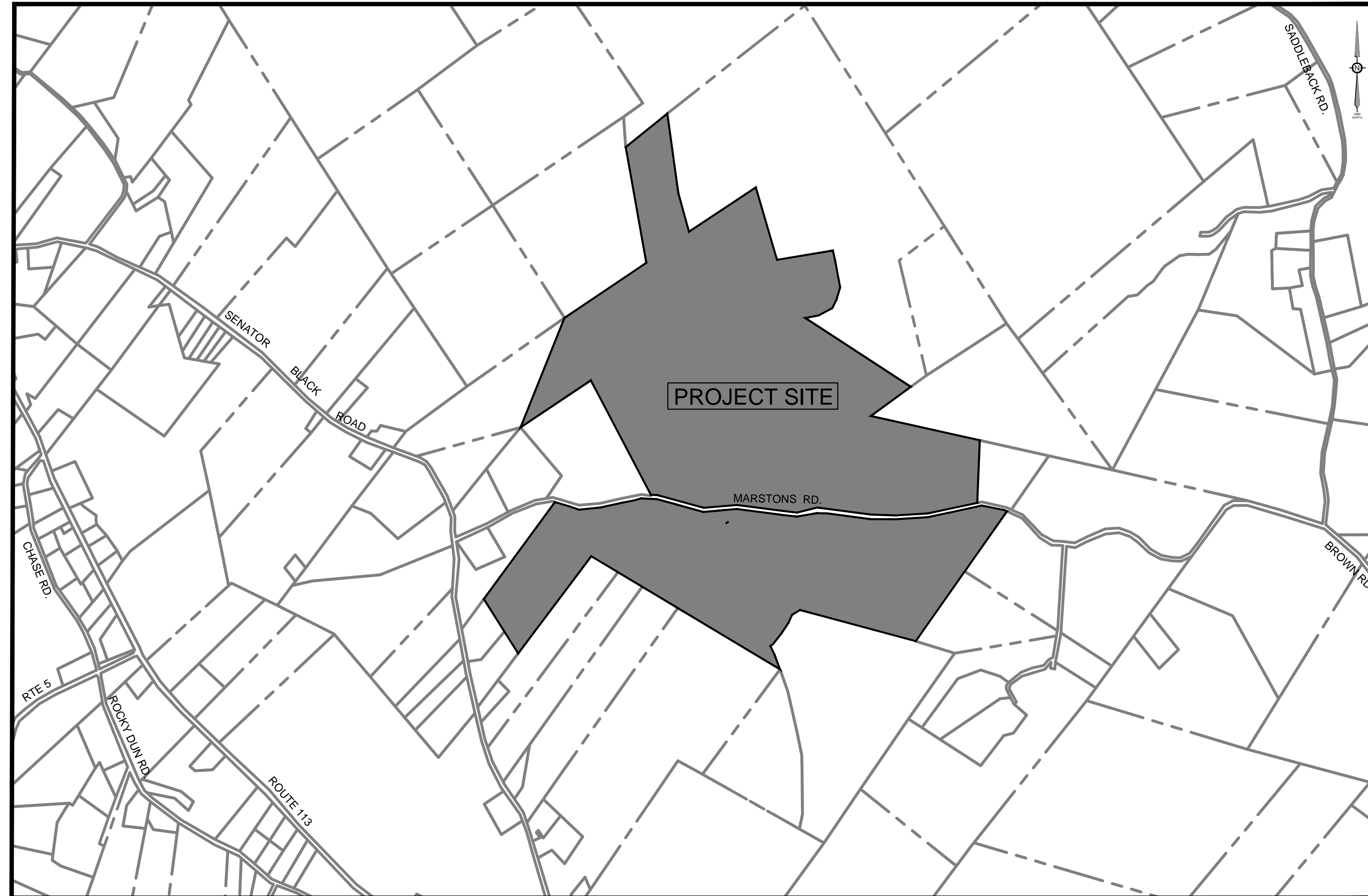
PREPARED FOR
MR. SCOTT EFRON
2 UPPER TWAIN ROAD
WEST BALDWIN, MAINE 04091

DATE: 9/27/2017
SCALE: AS SHOWN
DESIGNED: JDA
JOB NO: 1640
FILE: 1640 SK.DWG

SHEET C-0.0

SHEET INDEX

C-0.0	COVER SHEET & LOCATION MAP
S-1.0	EXISTING CONDITIONS PLAN
C-1.0	SITE PLAN
C-1.1	SITE PLAN
C-1.2	SITE PLAN
C-1.3	SITE PLAN
C-1.4	SITE PLAN
C-2.0	DETAILS & NOTES
C-2.1	DETAILS & NOTES



LOCATION MAP

SCALE: 1"=1,000'

LEGEND

---	EXISTING PROPERTY LINE
- - - -	PROJECT SITE BOUNDARY
- - - -	EXISTING SETBACK LINE
- - - -	PROPOSED EASEMENT
- - - -	EXISTING MINOR CONTOUR
- - - -	EXISTING MAJOR CONTOUR
- - - -	PROPOSED CONTOUR
- - - -	EXISTING STORMDRAIN
- - - -	PROPOSED STORMDRAIN
- - - -	EXISTING SANITARY SEWER
- - - -	PROPOSED SANITARY SEWER
- - - -	EXISTING WATER LINE
- - - -	PROPOSED WATER LINE
- - - -	EXISTING UNDERDRAIN
- - - -	PROPOSED UNDERDRAIN
- - - -	EXISTING OVERHEAD ELECTRIC & TELEPHONE
- - - -	PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- - - -	EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- - - -	PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- - - -	EXISTING EDGE OF PAVEMENT
- - - -	PROPOSED EDGE OF PAVEMENT
- - - -	EXISTING EDGE OF GRAVEL
- - - -	PROPOSED EDGE OF GRAVEL
- - - -	EXISTING CURB
- - - -	PROPOSED CURB
- - - -	PROPOSED FENCE
- - - -	SILT FENCE
- - - -	TEST PIT
- - - -	EXISTING VALVE
- - - -	PROPOSED VALVE
- - - -	EXISTING HYDRANT
- - - -	EXISTING LIGHT POLE
- - - -	PROPOSED LIGHT POLE
- - - -	EXISTING UTILITY POLE
- - - -	EXISTING CATCH BASIN
- - - -	PROPOSED CATCH BASIN
- - - -	EXISTING DRAIN MANHOLE
- - - -	PROPOSED DRAIN MANHOLE
- - - -	EXISTING SEWER MANHOLE
- - - -	PROPOSED SEWER MANHOLE
- - - -	EXISTING SPOT GRADE
- - - -	PROPOSED SPOT GRADE
- - - -	SURVEY CONTROL POINT
- - - -	EXISTING MONUMENT
- - - -	EXISTING IRON PIPE
- - - -	EXISTING SIGN
- - - -	PROPOSED SIGN
- - - -	EXISTING BUILDING
- - - -	PROPOSED BUILDING
- - - -	PROPOSED CONCRETE PAD
- - - -	PROPOSED PAVEMENT
- - - -	PROPOSED ROOF DRAIN FILTER
- - - -	TURF REINFORCEMENT BLANKET
- - - -	RIPRAP

APPLICANT:
MR. SCOTT EFRON
2 UPPER TWAIN ROAD
WEST BALDWIN, MAINE 04091

OWNER:
NATURE'S WILDERNESS, LLC
17569 MIDDLEBROOK WAY
BOCA RATON, FLORIDA 33496

PROJECT PARCEL SITE
TOWN OF BALDWIN TAX ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
7	22

PREPARED BY:

CIVIL ENGINEER:
TERRADYN CONSULTANTS, LLC
P.O. BOX 339
NEW GLOUCESTER, MAINE 04260
(207) 632-9010

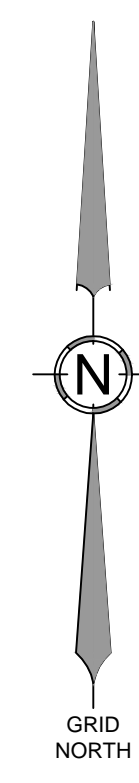
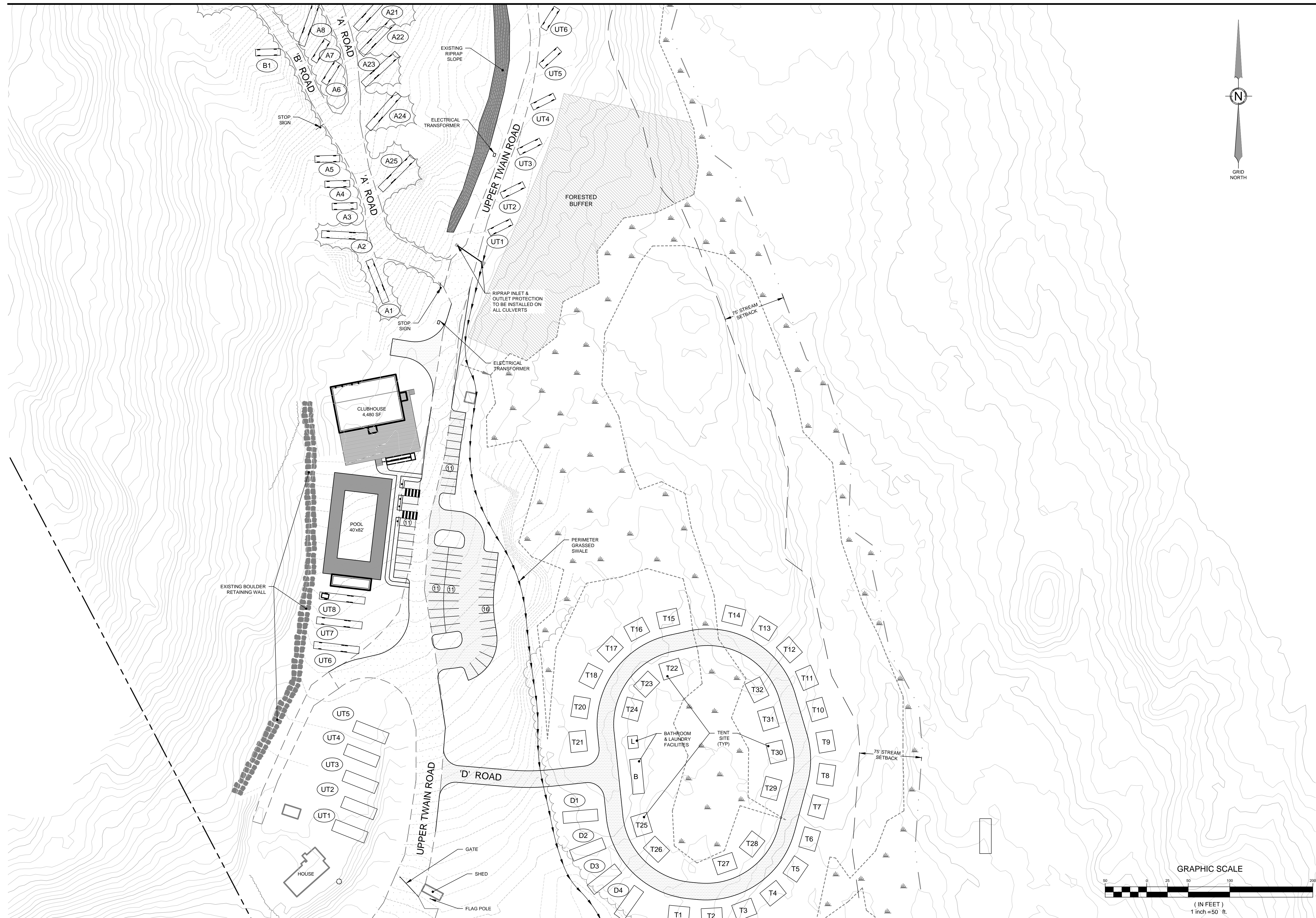
SURVEYOR:
STATEWIDE SURVEYS, INC.
35 EASTMAN ROAD
CAPE ELIZABETH, MAINE 04107
207-767-4200

SOIL SURVEY & WETLAND DELINEATION:
STATEWIDE SURVEYS, INC.
35 EASTMAN ROAD
CAPE ELIZABETH, MAINE 04107
207-767-4200

PERMITS		
TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN CONDITIONAL USE APPROVAL	TOWN OF BALDWIN, MAINE PLANNING DEPARTMENT 8 SCHOOL ROAD WINDHAM, ME 04062 TEL. 207-892-1900	SUBMITTED: 9/28/2017 APPROVED:
SITE LOCATION PERMIT	MAINE DEP 322 CANCO ROAD PORTLAND, ME 04103 TEL. 207-822-6300	SUBMITTED: APPROVED:

MATCH LINE - SEE SHEET C-1.3

MATCH LINE - SEE SHEET C-1.3



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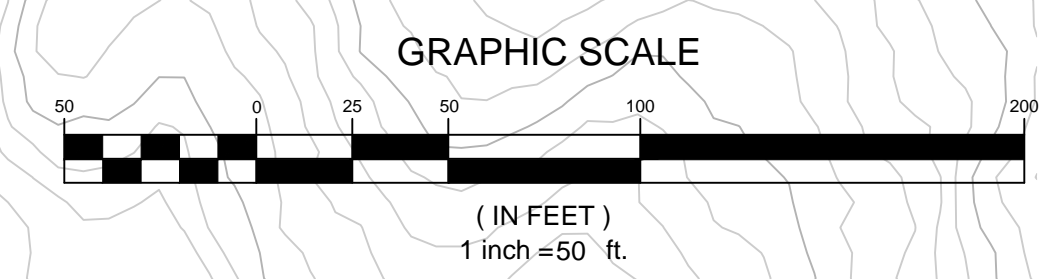


Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
**NATURE'S WILDERNESS
 MARSTON'S ROAD
 SITE PLAN**
 PREPARED FOR
MR. SCOTT EFRON
 WEST BALDWIN, MAINE 04091

DATE: 9/27/2017
 SCALE: 1"=50'
 DESIGNED: JDA
 JOB NO: 1640
 FILE: 1640 SK.DWG

SHEET **C-1.2**



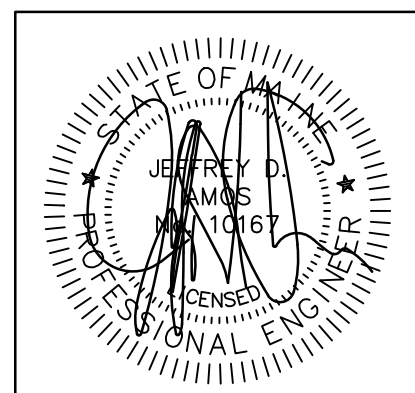
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MATCH LINE - SEE SHEET C-1.1

MATCH LINE - SEE SHEET C-1.1

MATCH LINE - SEE SHEET C-1.4

MATCH LINE - SEE SHEET C-1.4



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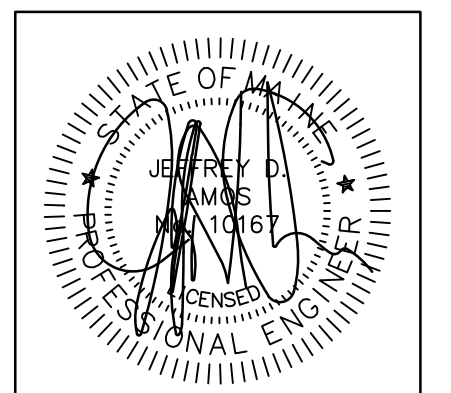
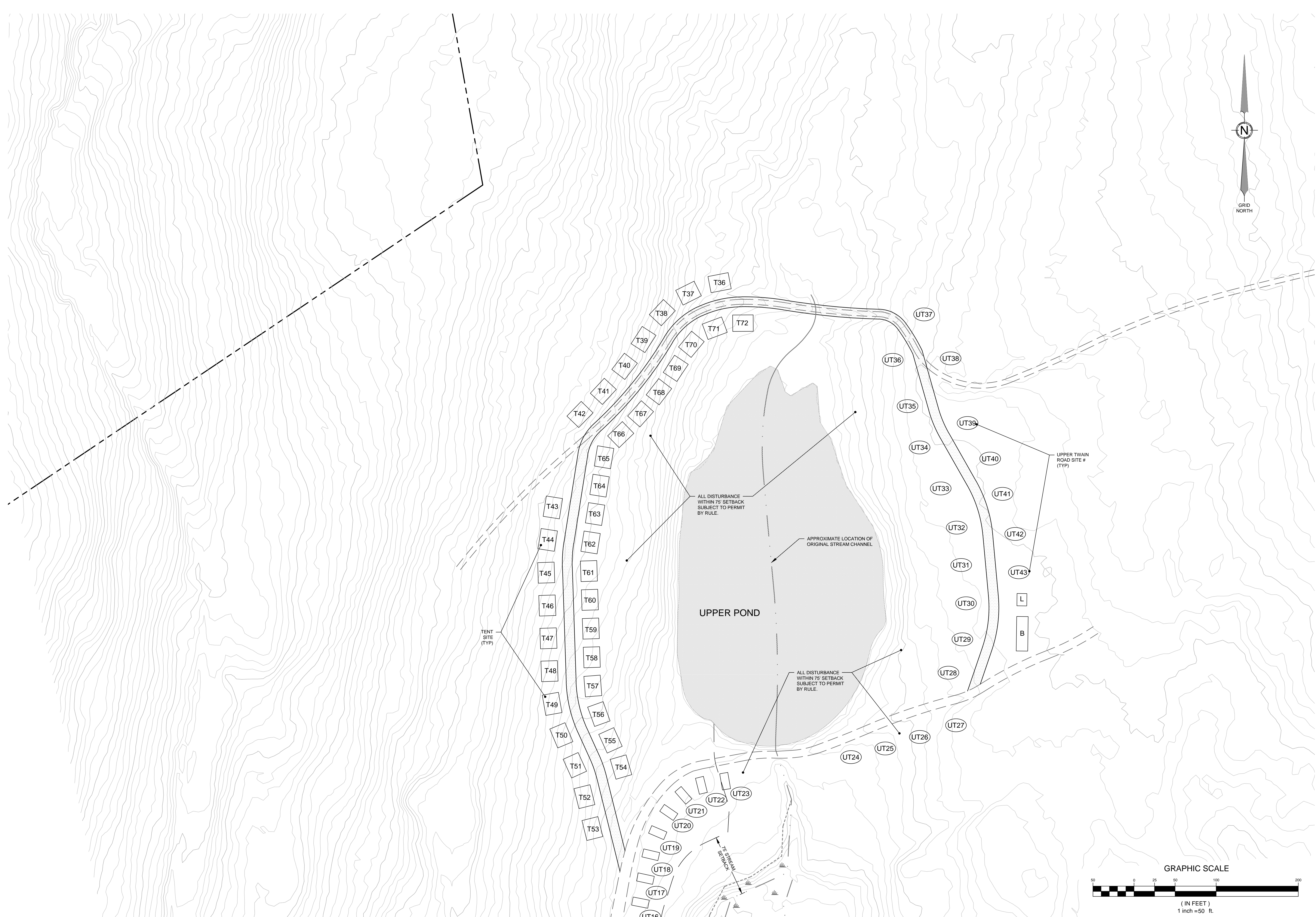
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 MARSTONS ROAD
 SITE PLAN
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SHEET **C-1.3**

MATCH LINE - SEE SHEET C-1.2

MATCH LINE - SEE SHEET C-1.2



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TERRADYN
 CONSULTANTS, LLC

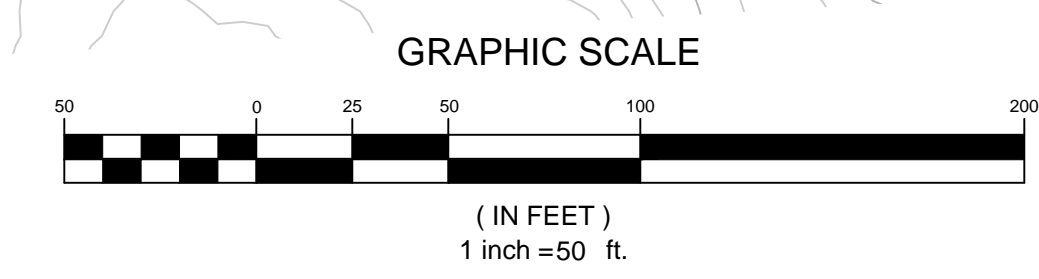
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NATURE'S WILDERNESS
MARSTONS ROAD
SITE PLAN

PREPARED FOR
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 WEST BALDWIN, MAINE 04091

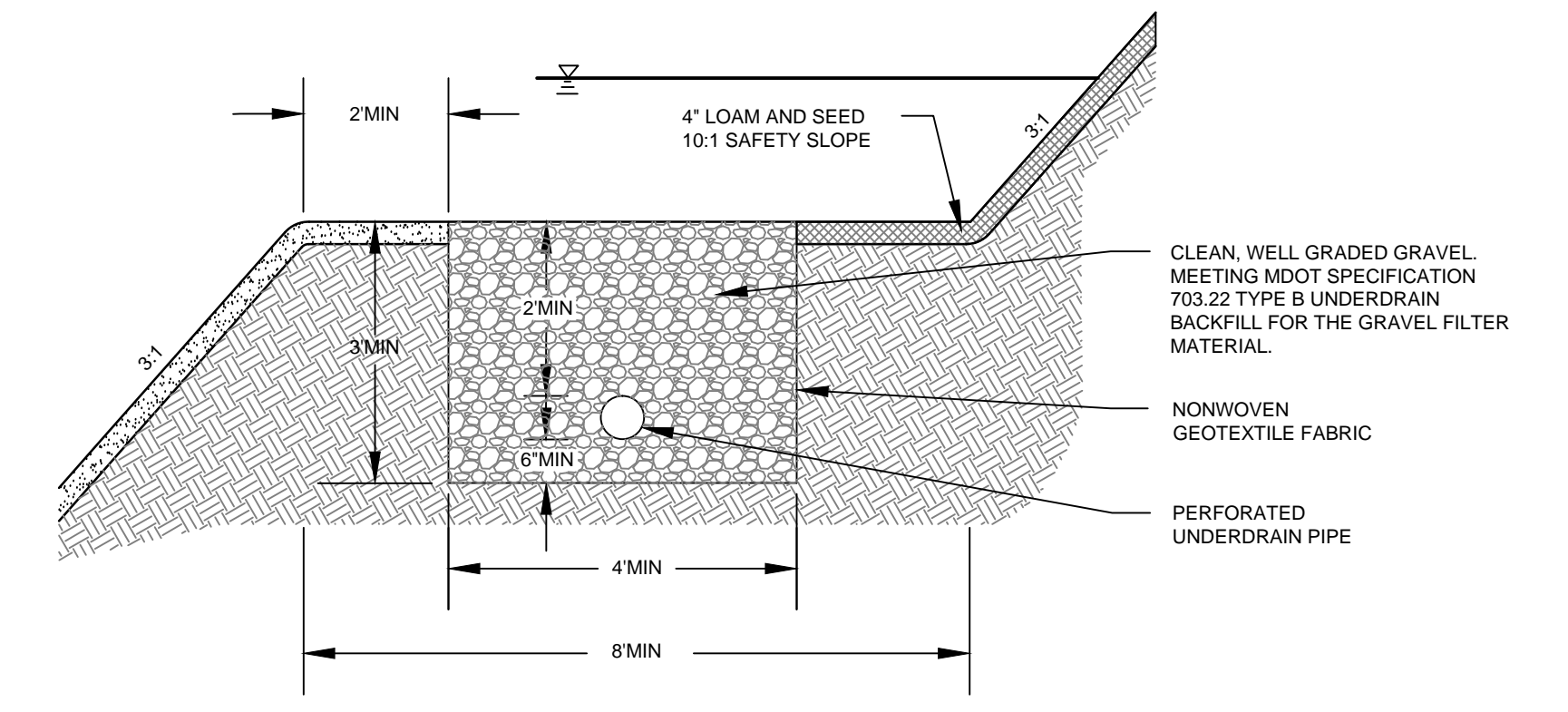
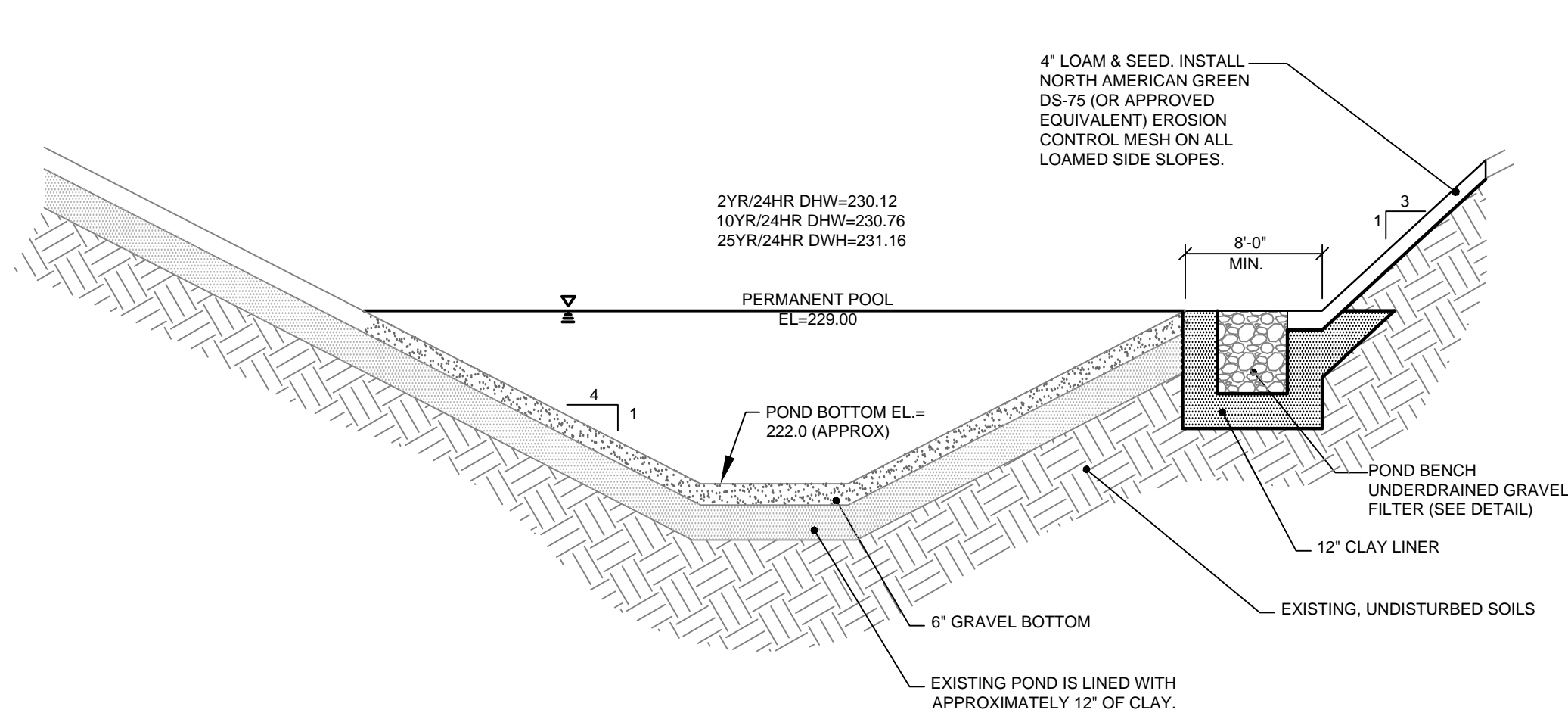
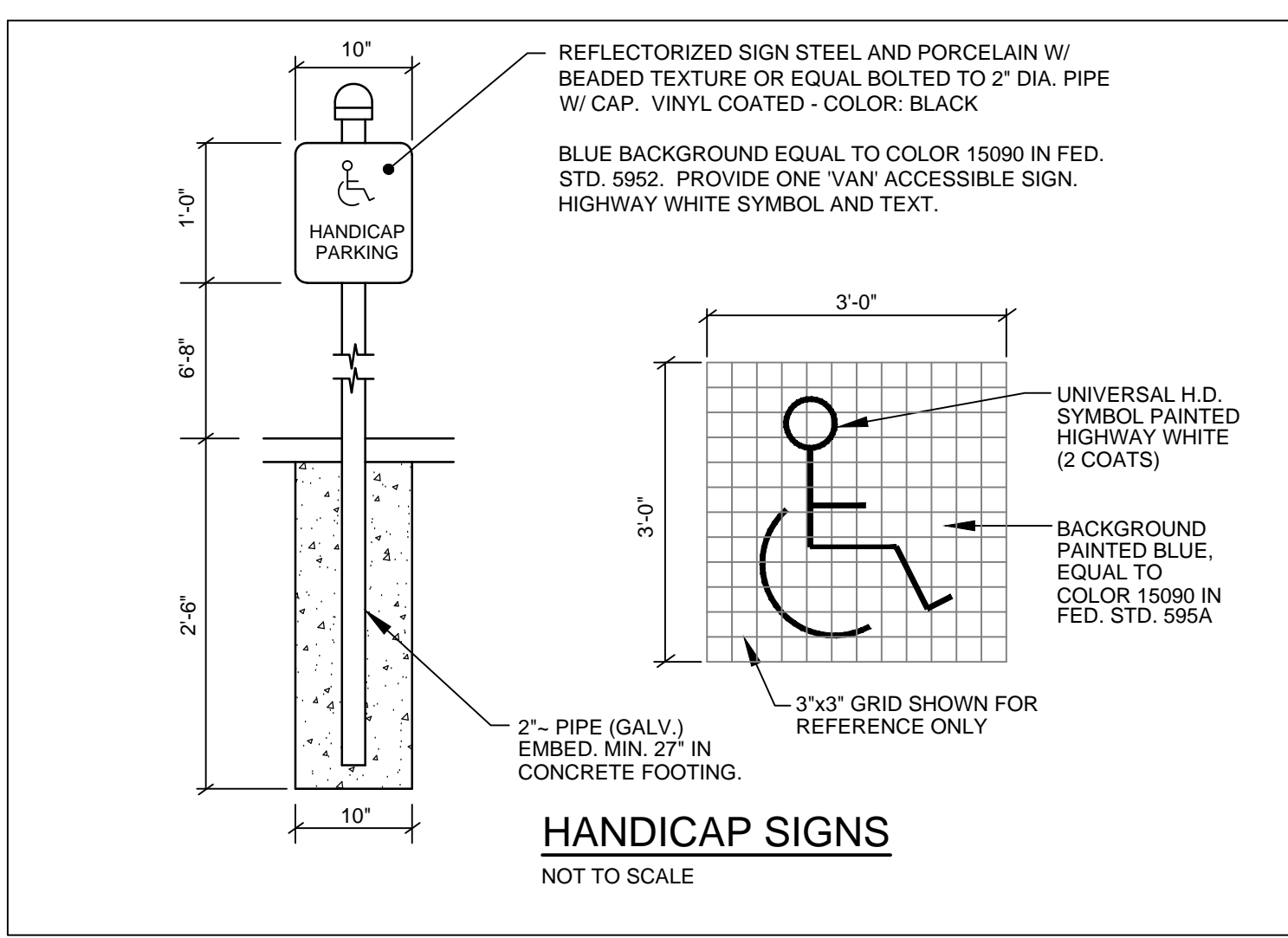
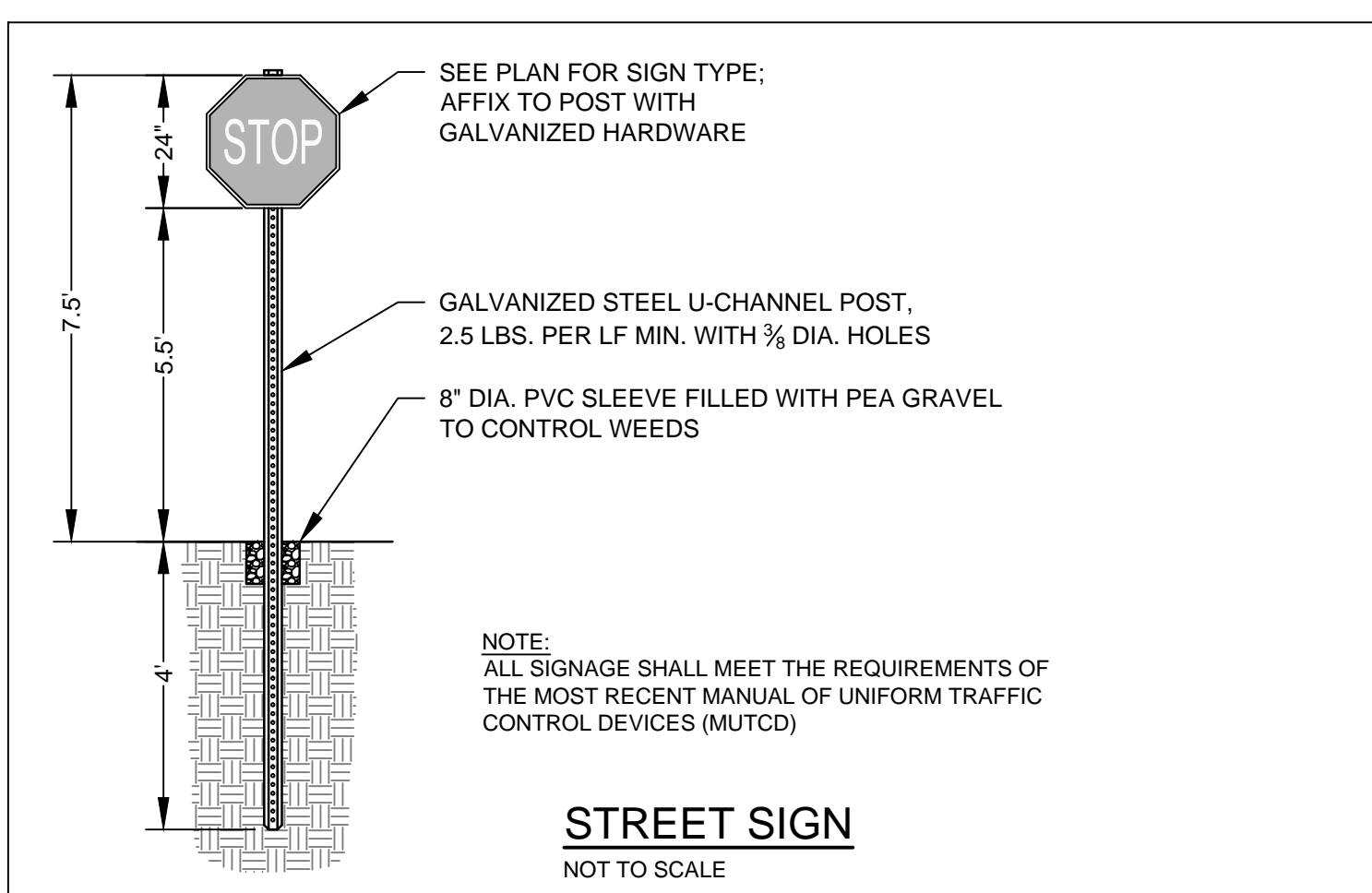
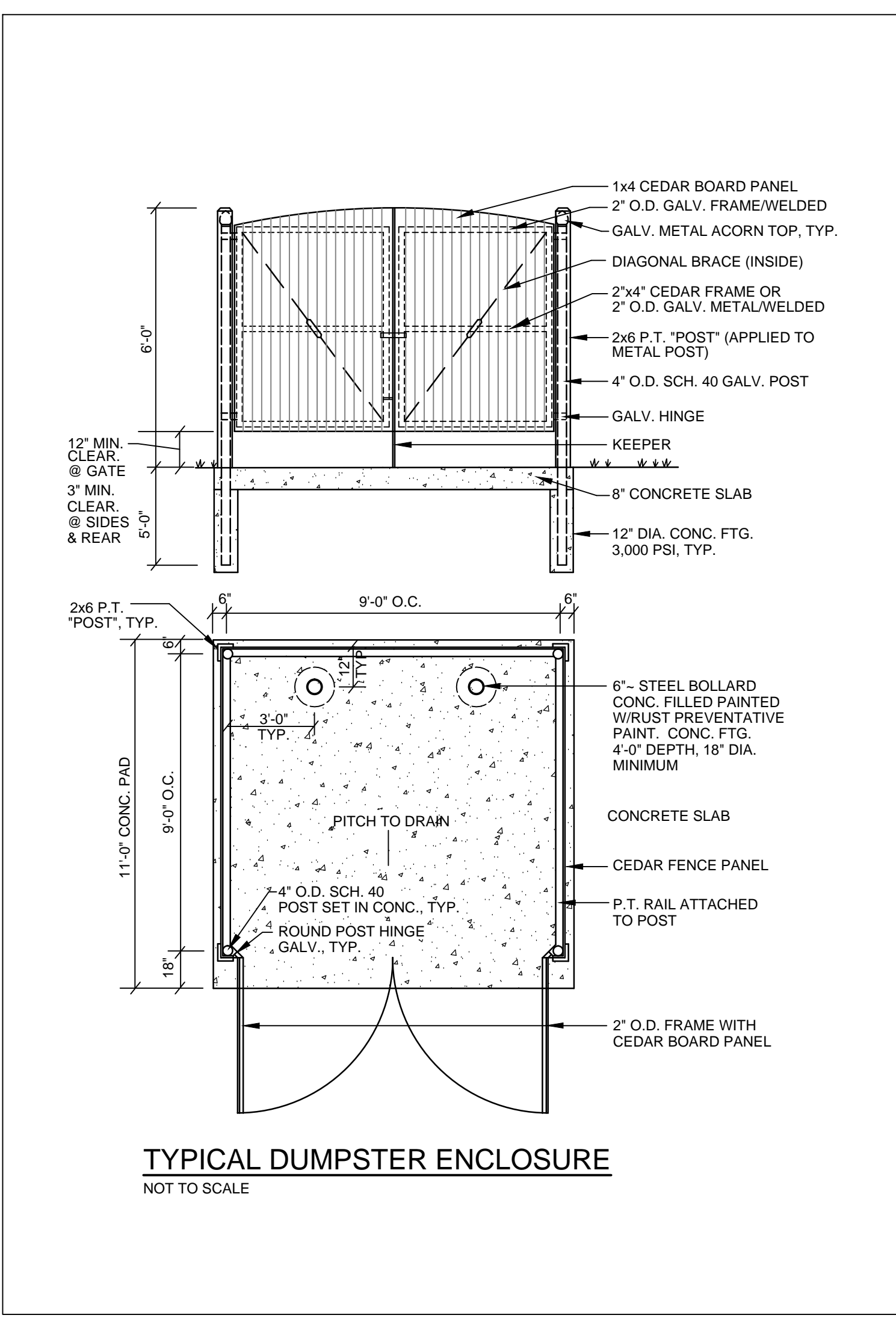
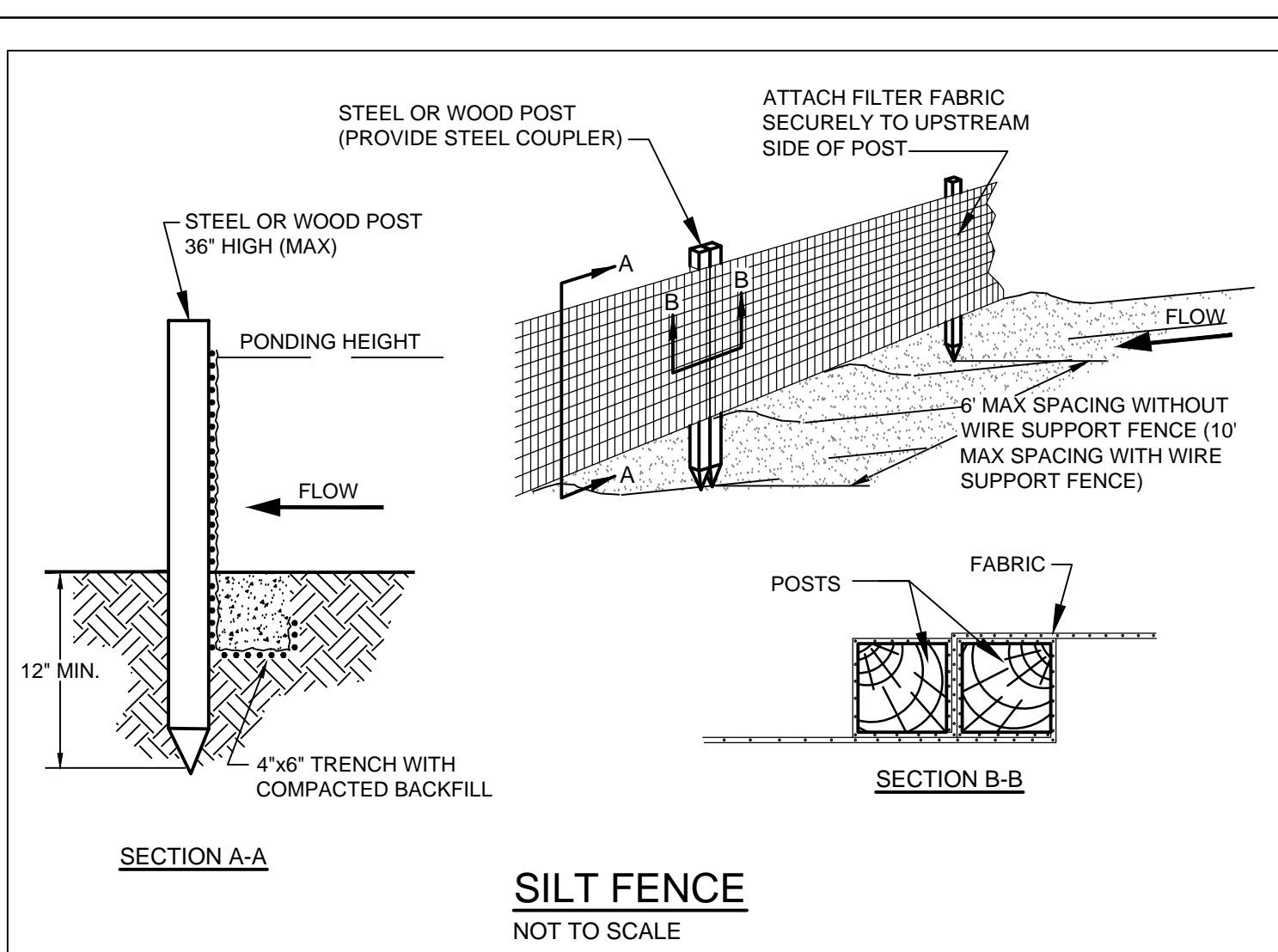
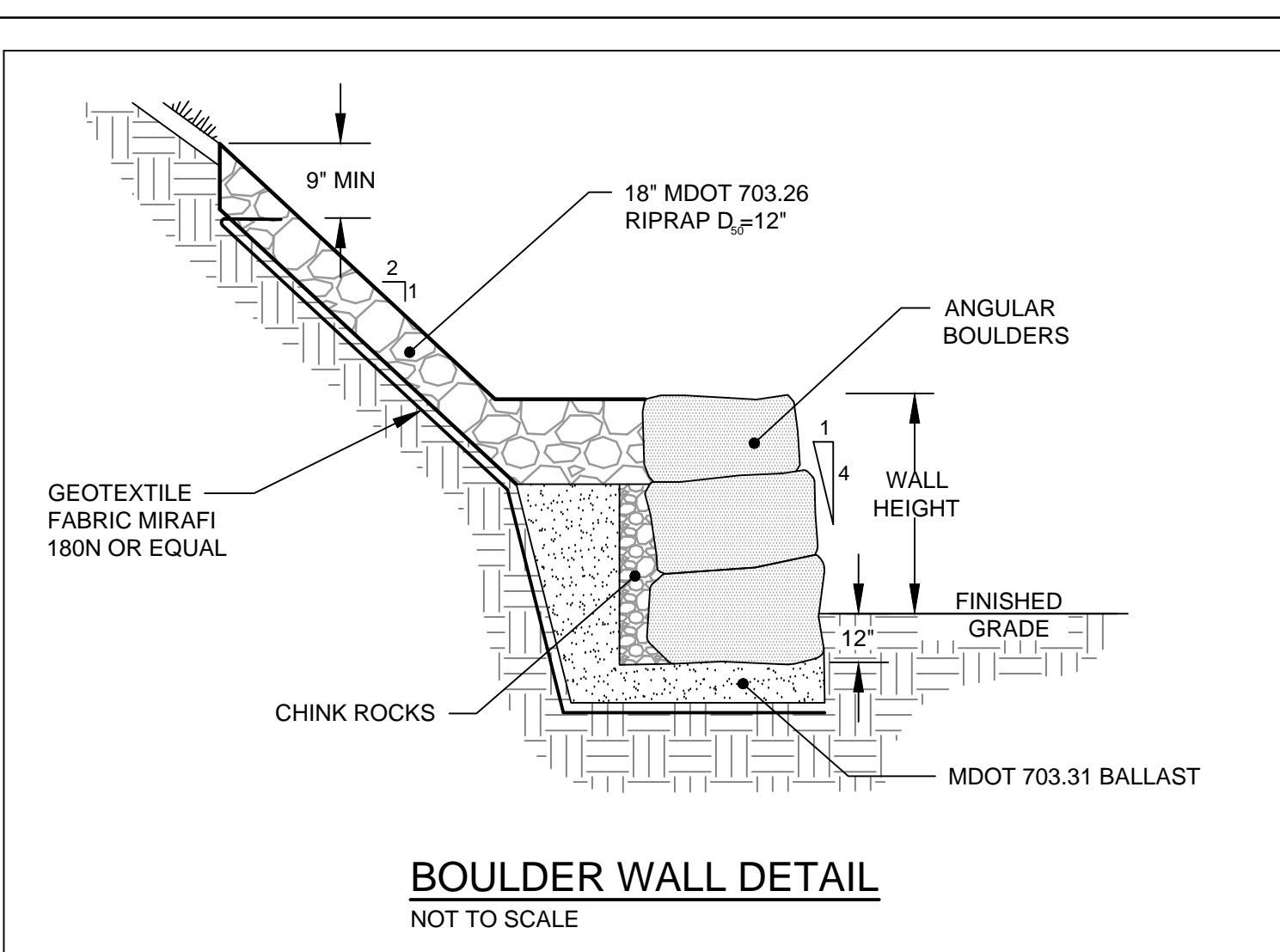
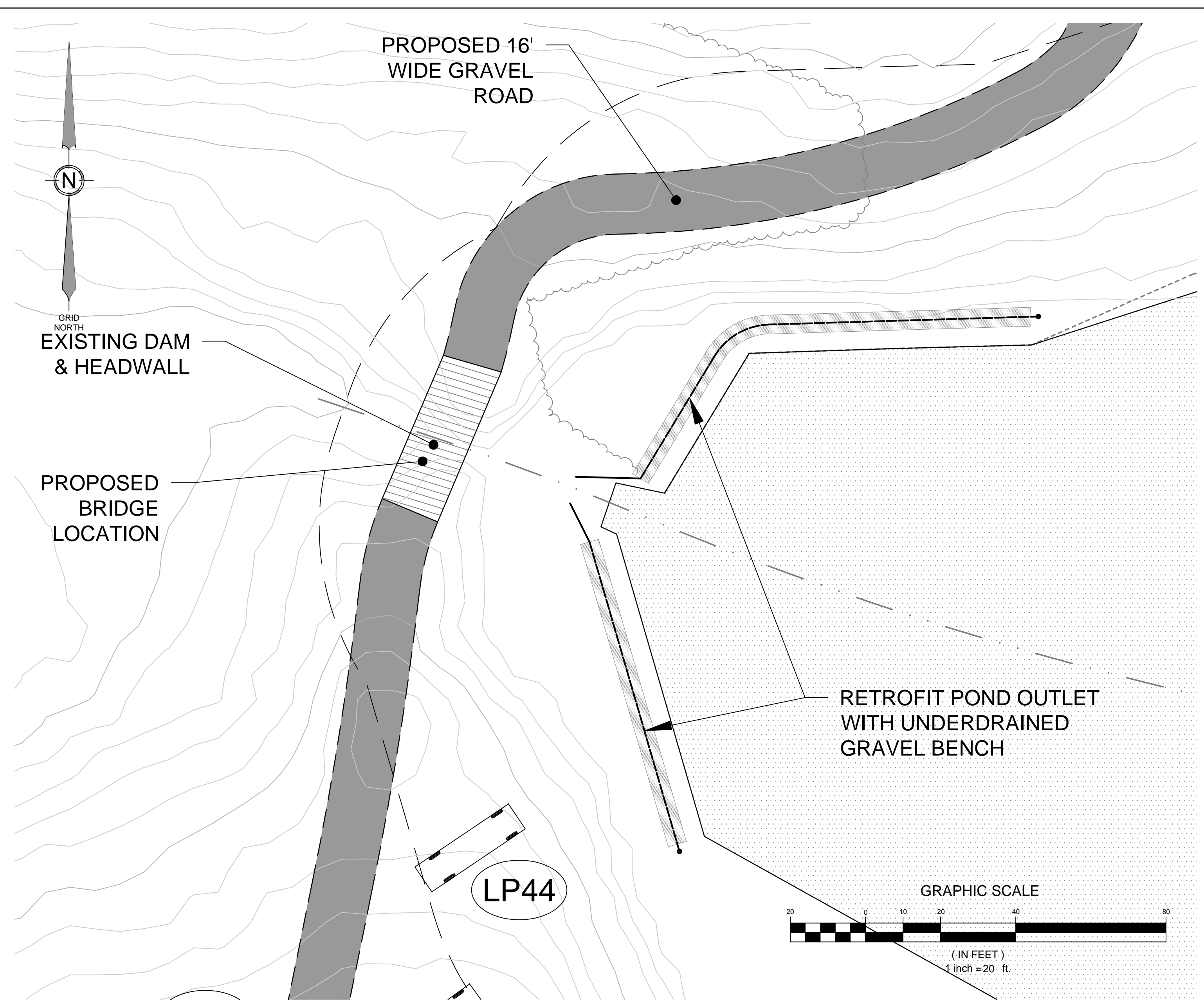
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SHEET **C-1.4**



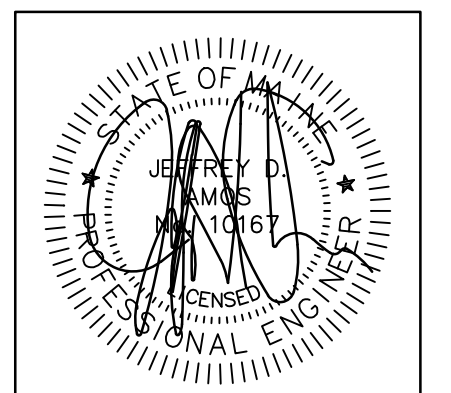
MATCH LINE - SEE SHEET C-1.3

MATCH LINE - SEE SHEET C-1.3



- CONSTRUCTION NOTES:**
- CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ORGANIC MATERIAL FROM EMBANKMENT AND POND CONSTRUCTION AREA.
 - SCARIFY SUBGRADE TO ESTABLISH INTERFACE FOR ALL FILLS.
 - CONSTRUCTION MATERIAL SHALL MEET M.D.O.T. SPEC. 703.18
 - COMPACT IN 12" LIFTS TO 92% OF MAXIMUM DENSITY.
 - INSTALL RIPRAP AND EROSION MESH WHERE SPECIFIED.
 - LOAM, SEED & STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

- POND CONSTRUCTION NOTES:**
- AN EARTHEN BERM SHALL BE INSTALLED SUCH THAT THE AREA TO BE RETROFIT CAN BE DEWATERED FOR THE DURATION OF CONSTRUCTION.
 - DEWATERING PROCEDURES SHALL BE CONDUCTED USING MDEP APPROVED TECHNIQUES AND SHALL INCLUDE THE USE OF A DIRT BAG SYSTEM. THE DIRT BAG SHALL BE USED ACCORDING TO MANUFACTURER INSTRUCTIONS.
 - CONSTRUCTION OF A POND SHALL NOT START AFTER THE DATE OF SEPTEMBER 1ST OR BEFORE JUNE 1ST OF THE CONSTRUCTION YEAR.
 - SEEDING OR STABILIZATION OF THE POND EMBANKMENTS SHALL OCCUR PRIOR TO SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.
 - DEWATERING OF THE POND SHALL BE CONDUCTED SUCH THAT THE POND WILL NOT FILL WITH WATER UNTIL THE GRAVEL UNDERDRAINED BENCH AREA IS COMPLETED AND SIDESLOPES STABILIZED.



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NATURE'S WILDERNESS MARSTONS ROAD DETAILS & NOTES

PREPARED FOR
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2 UPPER TWIN ROAD
WEST BALDWIN, MAINE 04091

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SHEET **C-2.0**

