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 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

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	day o	of	ipsi		, 2016.
	CAMP	TWAIN	I, INC.		,
	By: Ma	Ma rianne (<i>cans</i> 3. Fenton,	, President	Lento
		U	ή. ω YE	aye_	
STATE OF MAINE Cumberland, ss:	Date:	4/2	16/16		
Personally appeared before me the a authorized President of Camp Twain, Inc., a deed, individually and in her said capacity.	bove-nar and ackn	med MA owledge	RIANNE of the fore	G. FENT egoing to l	ON, duly be her free act and
Please type or print name of Notary:	Notar	Public	Attorney		L. Barriault

AGE/

Attorney at Law

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.

Joary 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° 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° 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° 48′ East 995 feet to a second stake, bounded on the South by land now or formerly of Wilson Burnell and Mary H. Burnell. Form the second stake, 400 feet North 30° 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° 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.

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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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RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

04/27/2016, 11:11:55A

Register of Deeds Nancy A. Lane E-RECORDED

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:

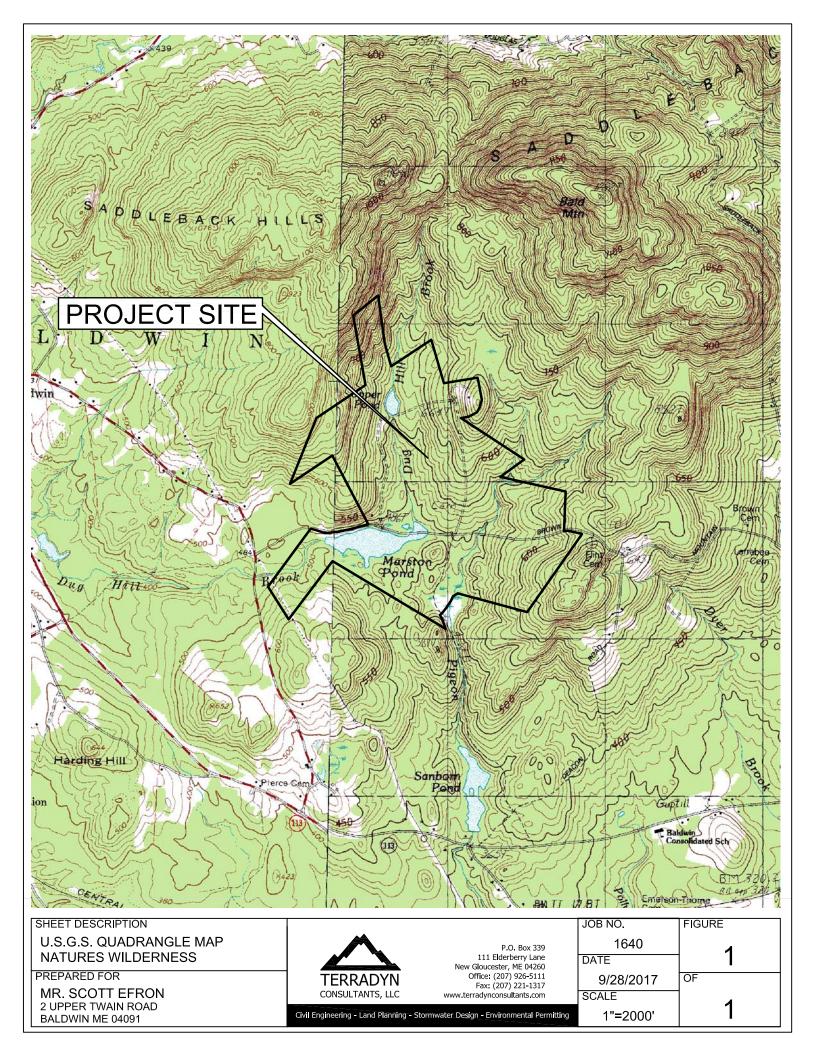
A certain lot or parcel of land situated in said Baldwin, lying South and East of the two lines hereinafter described: The first line begins on the West side of the Deacon Road at the second stone wall which is 1000 feet North from Parcel 4 hereinabove described, opposite the iron pipe being the point 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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Received BPB 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 GEERY 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.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

D 9-20-17

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

WITNESS 9/20117	SCOTT EFRON	,	()	
STATE OF MAINE COUNTY OF CUMBERLAND				
The foregoing instrument was sworn to, day of Sept., 2017, by SCOTT EFRON, Managing who identified this instrument as his Limited P willingly. He is personally known to me Or has a as identification on this description.	ng Member of Natures Wilder Power of Attorney and signe	rness Resort, LL	C nt	. 1

Print Name:

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

PROJECT SITE

LOCATION MAP SCALE: 1"=1,000'

PREPARED BY:

NEW GLOUCESTER, MAINE 04260

APPLICANT:

MR. SCOTT EFRON 2 UPPER TWAIN ROAD

OWNER:

NATURE'S WILDERNESS, LLC 17569 MIDDLEBROOK WAY

PROJECT PARCEL SITE

TOWN OF BALDWIN TAX ASSESSOR'S MAP & LOT NUMBERS

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

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

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

PERMITS

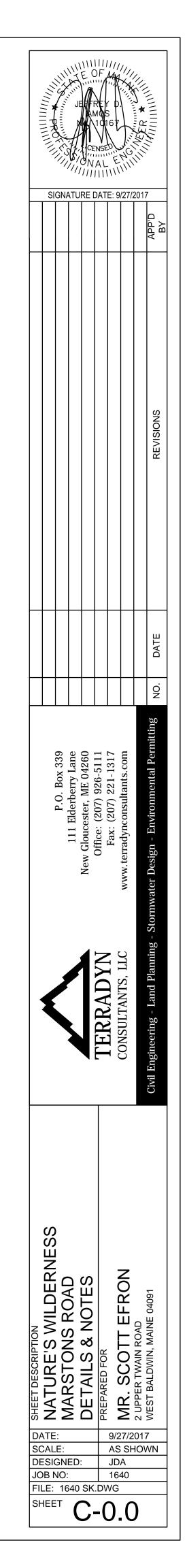
SHEET INDEX

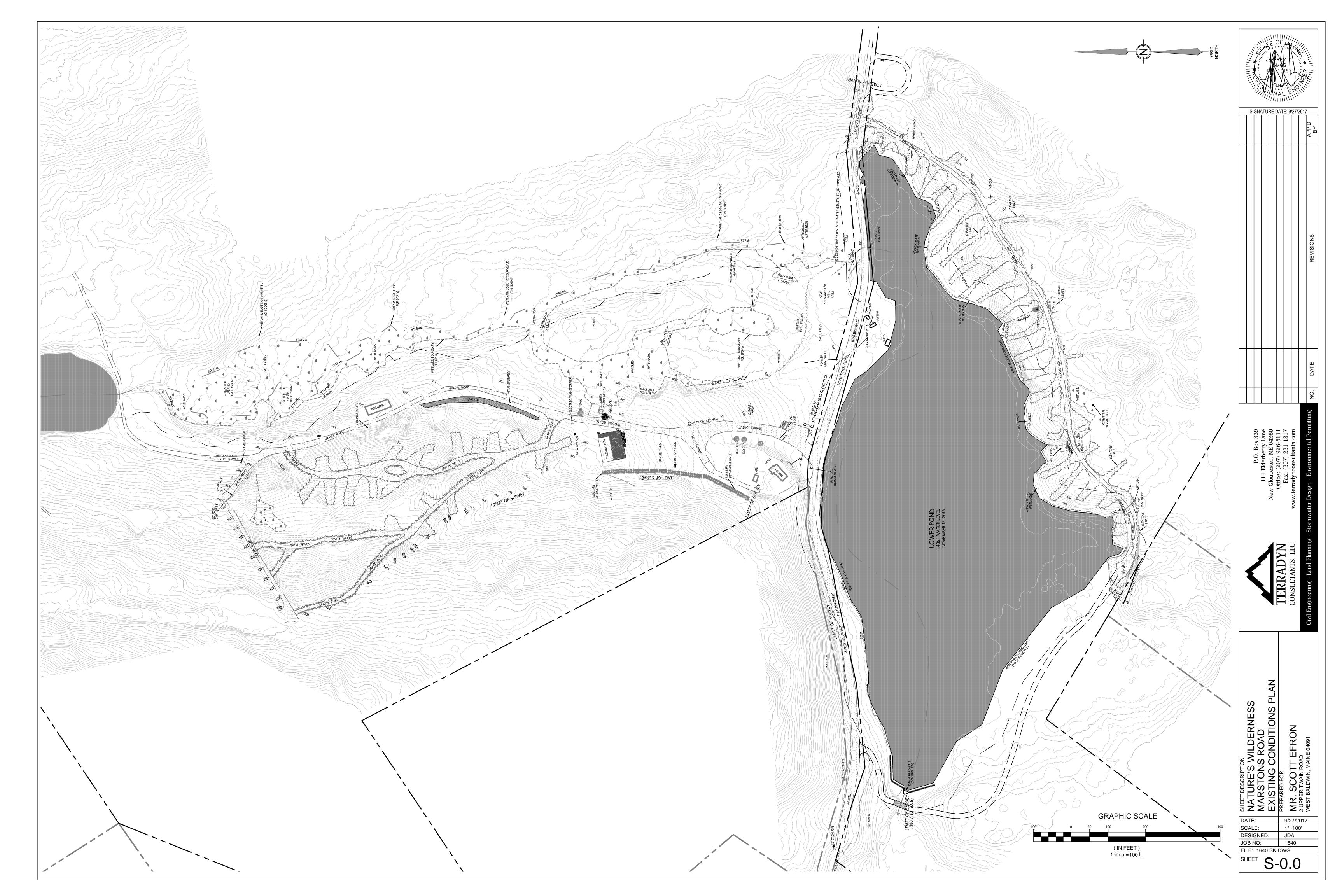
C-0.0	COVER SHEET & LOCATION MAP
S-1.0	EXISTING CONDITIONS PLAN
C-1.0	SITE PLAN
C-1.1	SITE PLAN
C-1.2	SITE PLAN
C-1.3	SITE PLAN
C-1.4	SITE PLAN
C-2.0	DETAILS & NOTES
C-2.1	DETAILS & NOTES

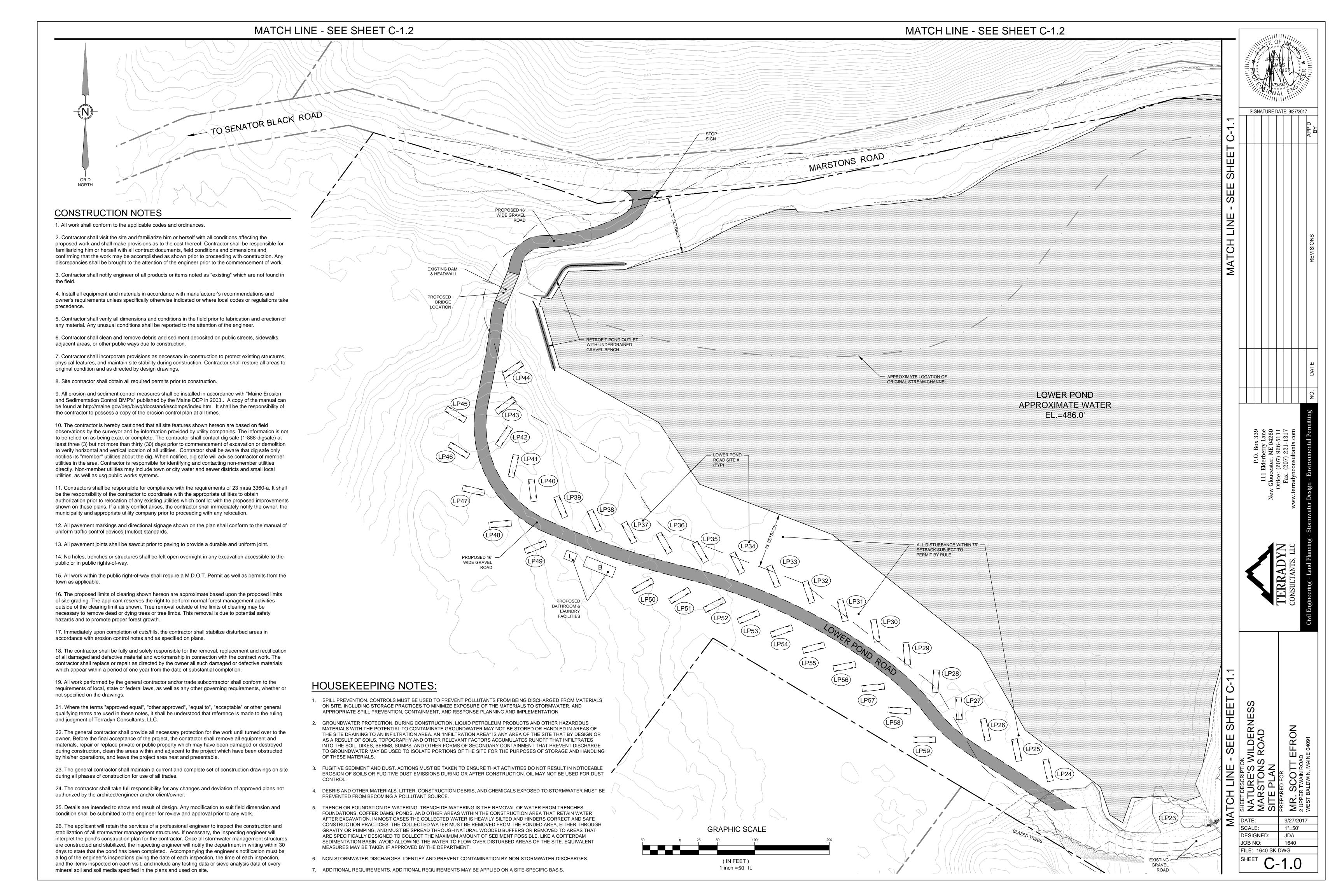
LEGEND

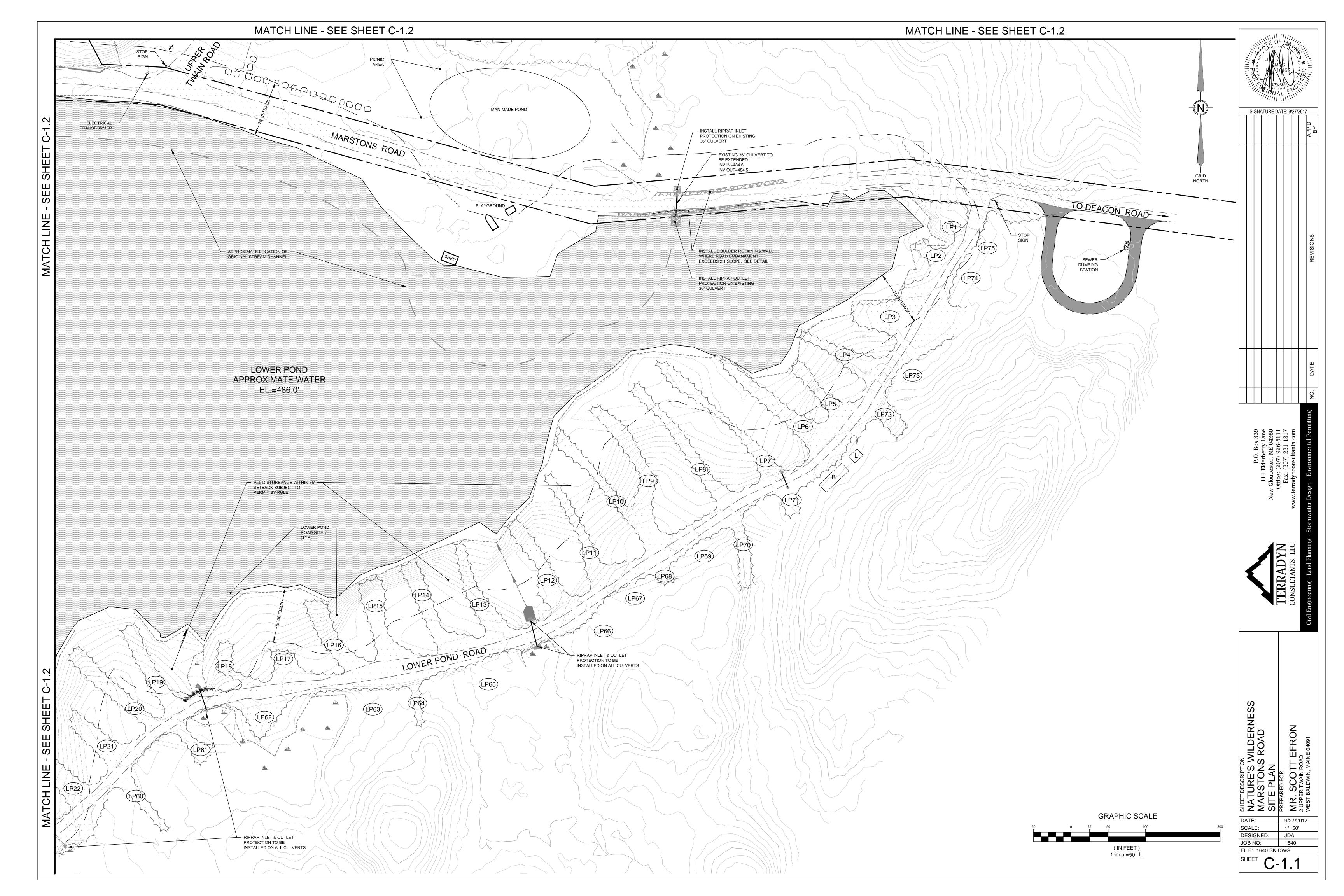
· ·	PROPOSED EASEMENT
124	EXISTING MINOR CONTOUR
124	EXISTING MAJOR CONTOUR
124	PROPOSED CONTOUR
SD	EXISTING STORMDRAIN
——— SD ———	PROPOSED STORMDRAIN
S	EXISTING SANITARY SEWER
——s—	PROPOSED SANITRY SEWER
W	EXISTING WATER LINE
	PROPOSED WATER LINE
UD	EXISTING UNDERDRAIN
UD	PROPSED UNDERDRAIN
OHE	EXISTING OVERHEAD ELECTRIC
	& TELEPHONE
	PROPOSED OVERHEAD ELECTRIC
	& TELEPHONE
UGE	EXISTING UNDERGROUND
OGL	
	ELECTRIC & TELEPHONE
——— UGE ———	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
SF	SILT FENCE
TP-A	TEST PIT
	EXISTING VALVE
×	PROPOSED VALVE
- Q-	EXISTING HYDRANT
\$	EXISTING LIGHT POLE
*	PROPOSED LIGHT POLE
-0-	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
= =	PROPOSED CATCH BASIN
-	
0	EXISTING DRAIN MANHOLE
0	PROPOSED DRAIN MANHOLE
S	EXISTING SEWER MANHOLE
S	PROPOSED SEWER MANHOLE
+ 30.20	EXISTING SPOT GRADE
×30.20	PROPOSED SPOT GRADE
x • • • • • • • • • • • • • • • • • • •	SURVEY CONTROL POINT
	EXISTING MONUMENT
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0	EXISTING IRON PIPE
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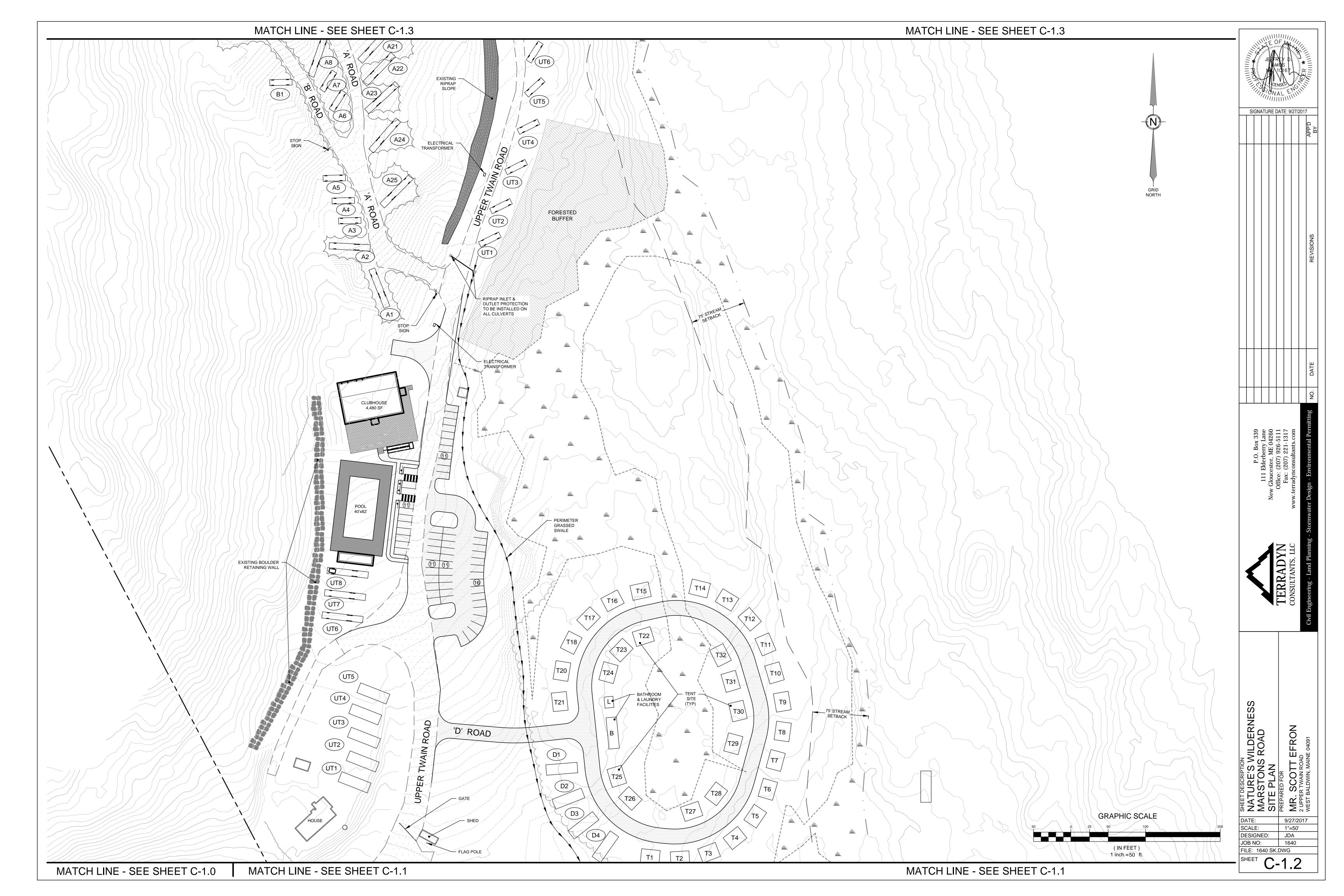
EXISTING PROPERTY LINE

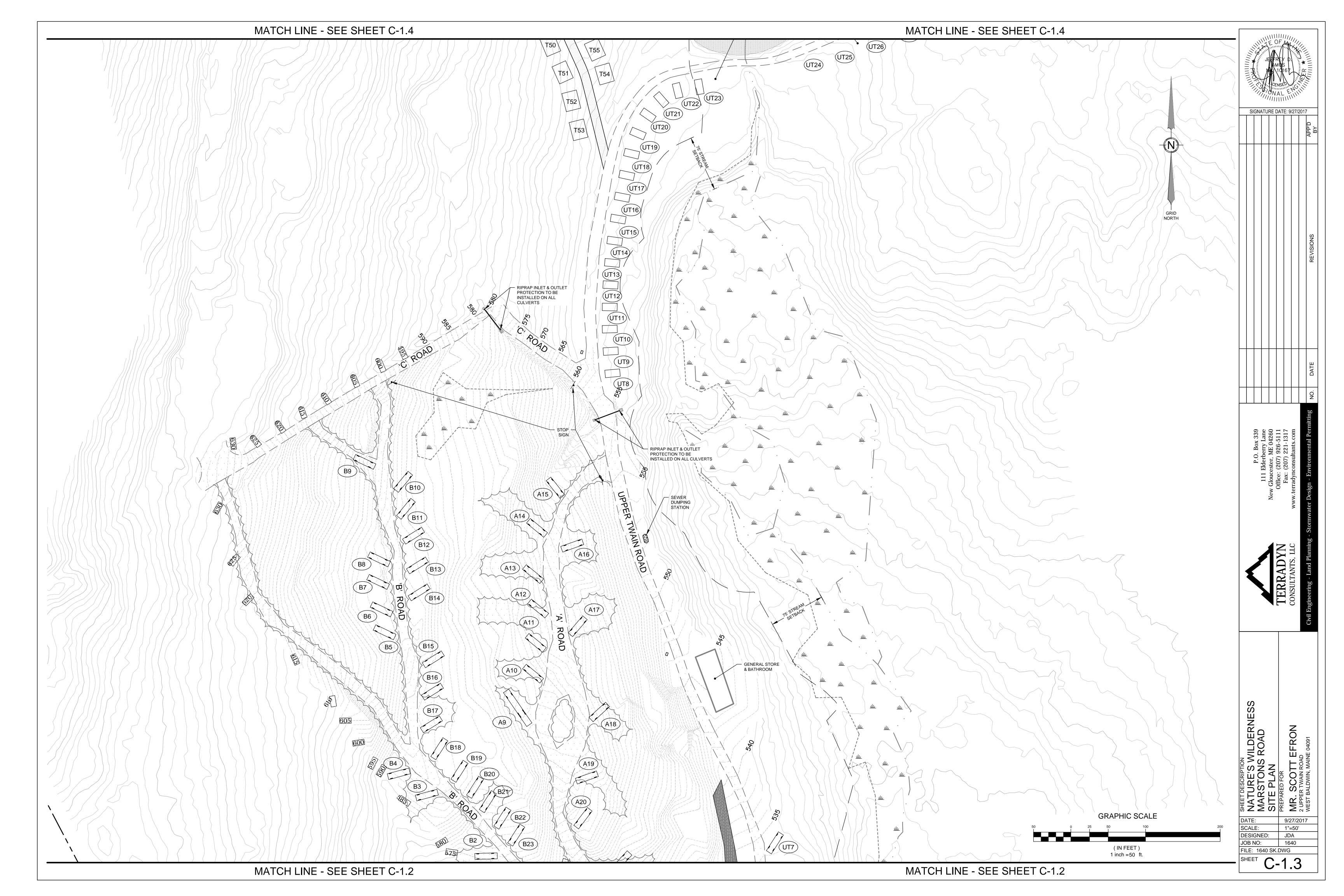


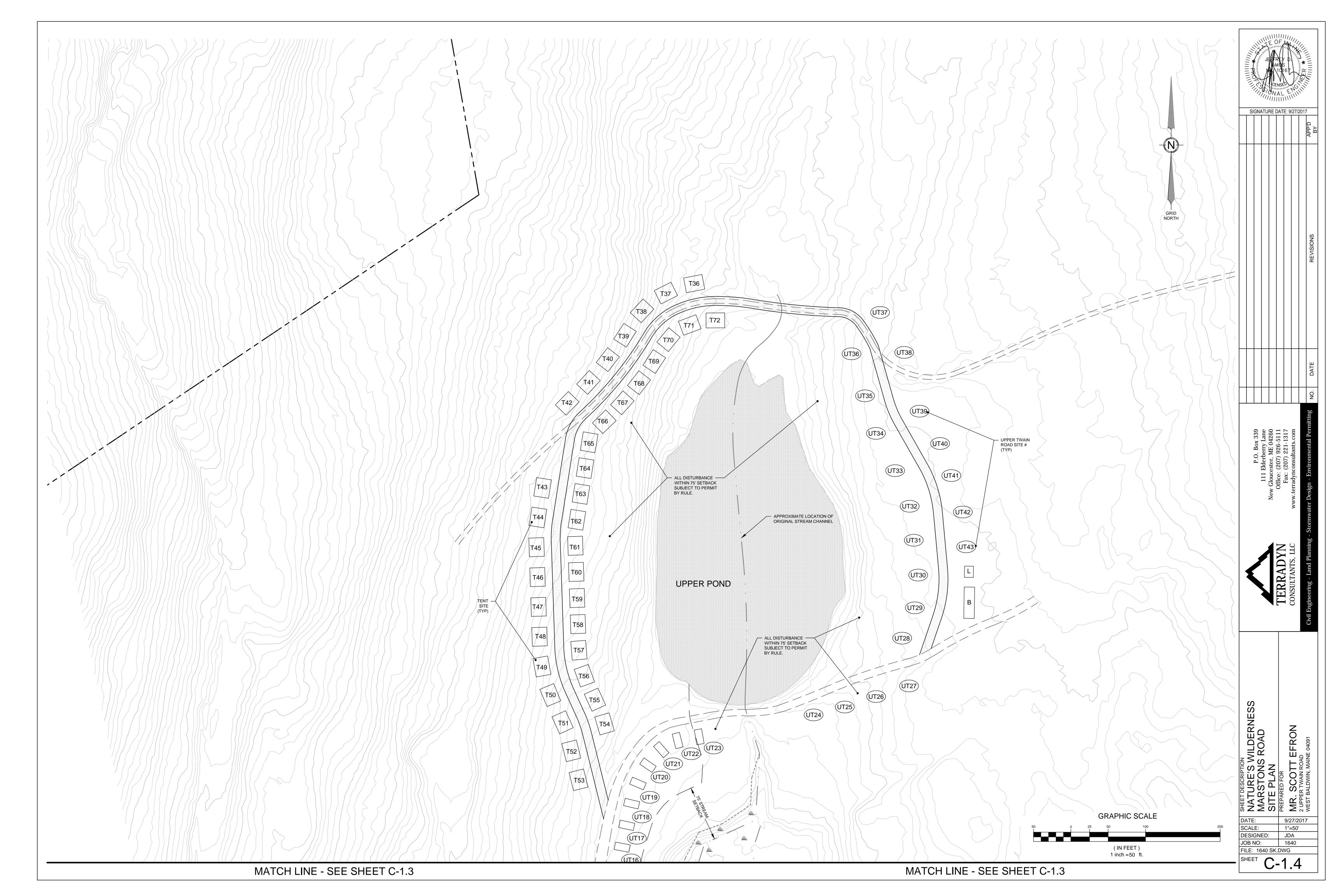


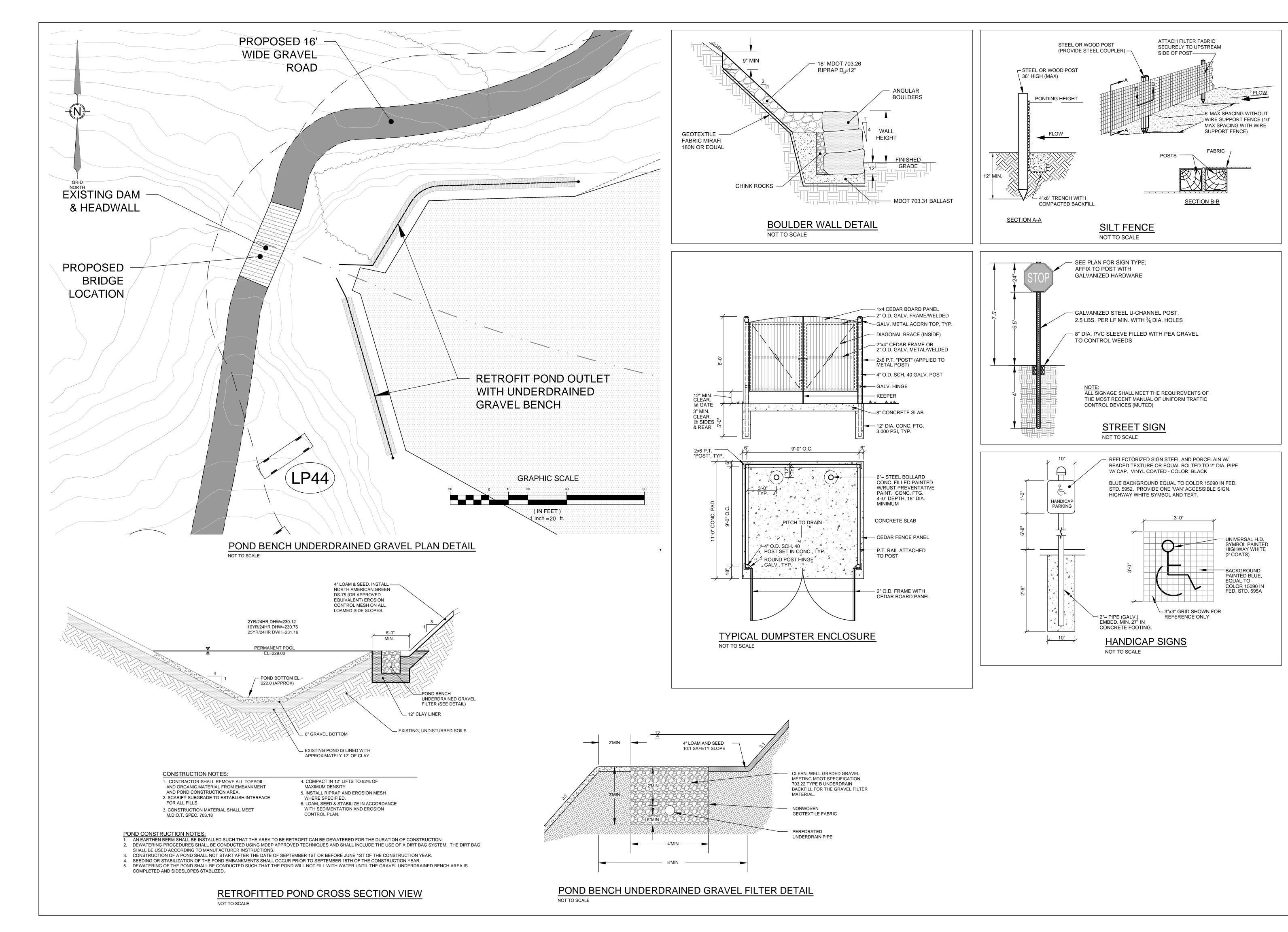












SIGNATURE DATE: 9/27/2017

NATURE'S WILDERNESS
MARSTONS ROAD
DETAILS & NOTES

EFRON

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

C-2.0

EROSION AND SEDIMENT CONTROL PLAN

Pre-Construction Phase

A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 mrsa § 480-b. Erosion control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken. The site must be maintained to prevent unreasonable erosion and sedimentation. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable.

BMP Construction Phase

A. Sediment barriers. Prior to the beginning of any construction, properly install sediment barriers at the edge of any downgradient disturbed area and adjacent to any drainage channels within the proposed disturbed area. Maintain the sediment barriers until the disturbed area is permanently stabilized.

B. Construction entrance: Prior to any clearing or grubbing, a construction entrance shall be constructed at the intersection with the proposed access drive and the existing roadway to avoid tracking of mud, dust and debris from the site.

C. Riprap: Since riprap is used where erosion potential is high, construction must be sequenced so that the riprap is put in place with the minimum delay. Disturbance of areas where riprap is to be placed should be undertaken only when final preparation and placement of the riprap can follow immediately behind the initial disturbance. Where riprap is used for outlet protection, the riprap should be placed before or in conjunction with the construction of the pipe or channel so that it is in place when the pipe or channel begins to operate. Maintain temporary riprap, such as temporary check dams until the disturbed area is permanently stabilized.

D. Temporary stabilization. Stabilize with temporary seeding, mulch, or other non-erodable cover any exposed soils that will remain unworked for more than 14 days except, stabilize areas within 100 feet of a wetland or waterbody within 7 days or prior to a predicted storm event, whichever comes first. If hay or straw mulch is used, the application rate must be 2 bales (70-90 pounds) per 1000 sf or 1.5 to 2 tons (90-100 bales) per acre to cover 75 to 90% of the ground surface. Hay mulch must be kept moist or anchored to prevent wind blowing. An erosion control blanket or mat shall be used at the base of grassed waterways, steep slopes (15% or greater) and on any disturbed soil within 100 feet of lakes, streams and wetlands. Grading shall be planned so as to minimize the length of time between initial soil exposure and final grading. On large projects this should be accomplished by phasing the operation and completing the first phase up to final grading and seeding before starting the second phase, and so on.

E. Vegetated waterway. Upon final grading, the disturbed areas shall be immediately seeded to permanent vegetation and mulched and will not be used as outlets until a dense, vigorous vegetative cover has been obtained. Once soil is exposed for waterway construction, it should be immediately shaped, graded and stabilized. Vegetated waterways need to be stabilized early during the growing season (prior to september 15). If final seeding of waterways is delayed past september 15, emergency provisions such as sod or riprap may be required to stabilize the channel. Waterways should be fully stabilized prior to directing runoff to them.

A. Seeded areas. For seeded areas, permanent stabilization means an 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

B. Sodded areas. For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying

soil with no slumping of the sod or die-off. C. Permanent mulch. For mulched areas, permanent mulching means total coverage of the exposed area with an approved

mulch material. Erosion control mix may be used as mulch for permanent stabilization according to the approved application

rates and limitations. D. Riprap. For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone

must be sized appropriately. It is recommended that angular stone be used. E. Agricultural use. For construction projects on land used for agricultural purposes (e.G., pipelines across crop land),

F. Paved areas. For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed.

permanent stabilization may be accomplished by returning the disturbed land to agricultural use.

G. Ditches, channels, and swales. For open channels, permanent stabilization means the channel is stabilized with mature vegetation at least three inches in height, with well-graded riprap, or with another non-erosive lining capable of withstanding the anticipated flow velocities and flow depths without reliance on check dams to slow flow. There must be no evidence of slumping of the lining, undercutting of the banks, or down-cutting of the channel.

General Construction Phase

The following erosion control measures shall be followed by the contractor throughout construction of this project:

A. All topsoil shall be collected, stockpiled, seeded with rye at 3 pounds/1,000 sf and mulched, and reused as required. Silt fencing shall be placed down gradient from the stockpiled loam. Stockpile to be located by designation of the owner and

B. The inspecting engineer at his/her discretion, may require additional erosion control measures and/or supplemental vegetative provisions to maintain stability of earthworks and finish graded areas. The contractor shall be responsible for providing and installing any supplemental measures as directed by the inspecting engineer. Failure to comply with the engineer's directions will result in discontinuation of construction activities.

C. Erosion control mesh shall be applied in accordance with the plans over all finish seeded areas as specified on the design

D. All graded or disturbed areas including slopes shall be protected during clearing and construction in accordance with the approved erosion and sediment control plan until they are adequately stabilized.

E. All erosion, and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved erosion and sediment control plan.

F. Areas to be filled shall be cleared, grubbed and stripped of topsoil to remove trees, vegetation, roots or other objectionable

G. Areas shall be scarified to a minimum depth of 3 inches prior to placement of topsoil.

H. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc., shall be compacted in accordance with local requirements or

I. All fills shall be placed and compacted in layers not to exceed 8 inches in thickness.

J. Except for approved landfills or non-structural fills, fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris and other objectionable materials that would interfere with or prevent construction of satisfactory lifts.

K. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

L. Fill shall not be placed on a frozen foundation.

M. Seeps or springs encountered during construction shall be handled appropriately.

N. All graded areas shall be permanently stabilized immediately following finished grading.

O. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

Permanent vegetation

materials.

Permanent vegetative cover should be established on disturbed areas where permanent, long lived vegetative cover is needed to stabilize the soil, to reduce damages from sediment and runoff, and to enhance the environment.

A. Grade as feasible to permit the use of conventional equipment for seedbed preparation, seeding, mulch application and anchoring, and maintenance.

B. Apply limestone and fertilizer according to soil tests such as those offered by the university of maine soil testing laboratory. Soil sample mailers are available from the local cooperative extension service office. If soil testing is not feasible on small or variable sites, or where timing is critical, fertilizer may be applied at the rate of 800 pounds per acre or 18.4 pounds per 1,000 square feet using 10-20-20 (n-p2o5-k2o) or equivalent. Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at

a rate of 3 tons per acre (138 lb. Per 1,000 sq. Ft).

C. Work lime and fertilizer into the soil as nearly as practical to a depth of 4 inches with a disc, spring tooth harrow or other suitable equipment. The final harrowing operation should be on the general contour. Continue tillage until a reasonably uniform, fine seedbed is prepared. All but clay or silty soils and coarse sands should be rolled to firm the seedbed wherever feasible.D. Remove from the surface all stones 2 inches or larger in any dimension. Remove all other debris, such as wire, cable, tree roots, concrete, clods, lumps or other unsuitable material.

E. Inspect seedbed just before seeding. If traffic has left the soil compacted; the area must be tilled and firmed as above.

F. Permanent seeding should be made 45 days prior to the first killing frost or as a dormant seeding with mulch after the first killing frost and before snowfall. When crown vetch is seeded in later summer, at least 35% of the seed should be hard seed (unscarified). If seeding cannot be done within the seeding dates, mulch according to the temporary mulching bmp and overwinter stabilization and construction to protect the site and delay seeding until the next recommended seeding period.

- G. Following seed bed prepartation, swale areas, fill areas and back slopes shall be seeded at a rate of 3 lbs./1,000 s.F. With a mixture of 35% creeping red h. Fescue, 6% red top, 24% kentucky bluegrass, 10% perennial ryegrass, 20% annual ryegrass and 5% white dutch clover.
- I. Areas which have been temporarily or permanently seeded shall be mulched immediately following seeding.
- J. Areas which cannot be seeded within the growing season shall be mulched for over-winter protection and the area should be seeded at the beginning of the growing season.

If an area is not stabilized with temporary or permanent measures by november 15, then the site must be protected with additional stabilization measures.

A. Permanent stabilization consists of at least 90% vegetation, pavement/gravel base or riprap.

unless fully protected with mulch. C. Apply hay mulch at twice the standard rate (150 lbs. Per 1,000 sf). The mulch must be thick enough such that the

B. Do not expose slopes or leave slopes exposed over the winter or for any other extended time of work suspension

ground surface will not be visible and must be anchored. D. Use mulch and mulch netting or an erosion control mulch blanket or all slopes greater than 8 % or other areas

E. Install an erosion control blanket in all drainageways (bottom and sides) with a slope greater than 3 %.

F. See the vegetation measures for more information on seeding dates and types.

G. Winter excavation and earthwork shall be completed so that no more than 1 acre of the site is without stabilization at

H. An area within 100 feet of a protected natural resource must be protected with a double row of sediment barrier.

I. Temporary mulch must be applied within 7 days of soil exposure or prior to any storm event, but after every workday in areas within 100 feet from a protected natural resource.

Areas that have been brought to final grade must be permanently mulched that same day.

K. If snowfall is greater than 1 inch (fresh or cumulative), the snow shall be removed from the areas due to be seeded

L. Loam shall be free of frozen clumps before it is applied.

WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.

5. WIRE STAPLES TO BE MIN. OF #11 WIRE, 6" LONG & 1-1/2" WIDE.

NOT TO SCALE

COARSE AGGREGATE

L= THE DISTANCE SUCH THAT

POINTS A AND B ARE OF EQUAL

NOT TO SCALE

(2-3" STONE) OR MATCH FUTURE

DITCH LINING SIZE

4. STAPLE OUTSIDE LATERAL EDGE 2' ON CENTER.

3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.

STAPLED. OVERLAP B OVER A.

M. All vegetated ditch lines that have not been stabilized by november 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the department.

Maintenance and inspection phase

exposed to direct wind.

A. Contractor shall inspect disturbed and impervious areas, and erosion and stormwater control measures, areas used for storage that are exposed to precipitation, and locations where vehicles enter or exit the parcel at least once a week and before and after a storm event, prior to completion of permanent stabilization. A person with knowledge of erosion and stormwater must conduct the inspection. This person must be identified in the inspection log. If best management practices (bmps) need to be modified or if additional bmps are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating condition until areas are permanently stabilized.

B. A log (report) must be kept summarizing the scope of the inspection, name(s) and qualifications of the personnel making the inspection, the date(s) of the inspection, and major observations relating to operation of erosion and sedimentation controls and pollution prevention measures. Major observations must include: bmps that need to be maintained; location(s) of bmps that failed to operate as designed or proved inadequate for a particular location; and location(s) where additional bmps are needed that did not exist at the time of inspection. Follow-up to correct deficiencies or enhance controls must also be indicated in the log and dated, including what action was taken and when.

BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END

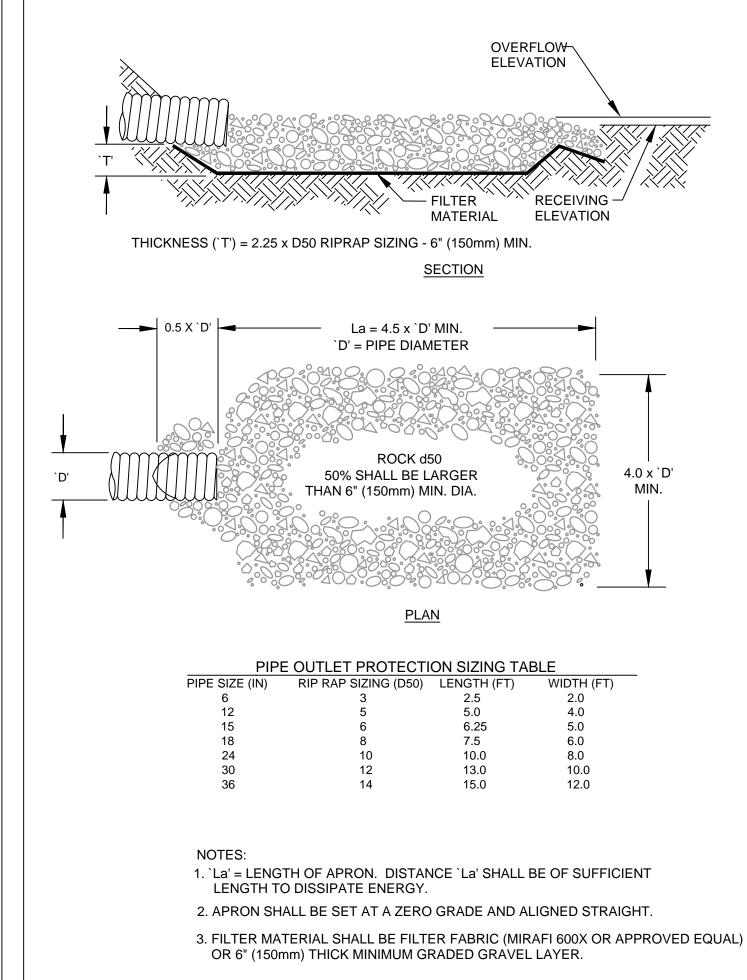
2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND

6. USE NORTH AMERICAN GREEN DS 150 (OR APPROVED EQUAL) ON SLOPES BETWEEN 4:1-2:1. USE NORTH AMERICAN

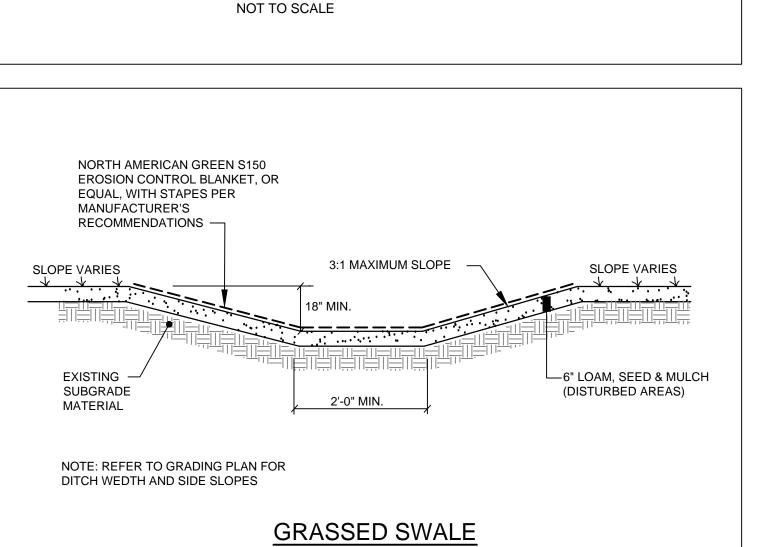
GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT (OR APPROVED EQUAL) ON SLOPES 2:1 AND STEEPER...

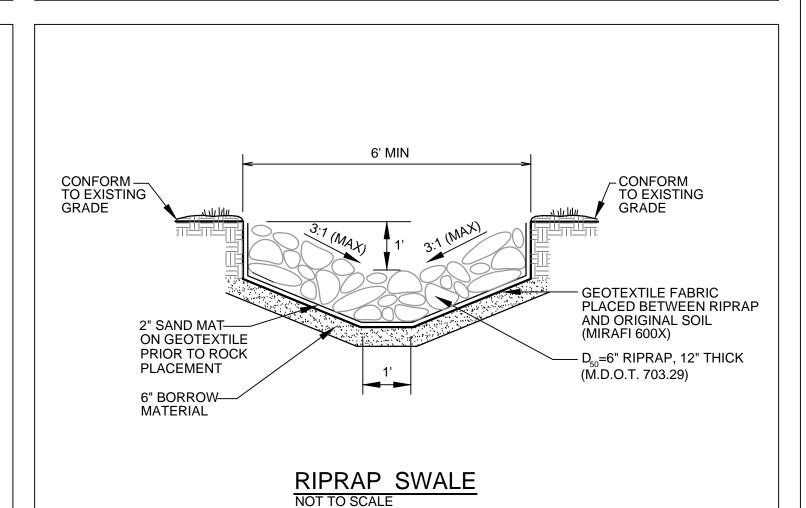
EROSION CONTROL BLANKET

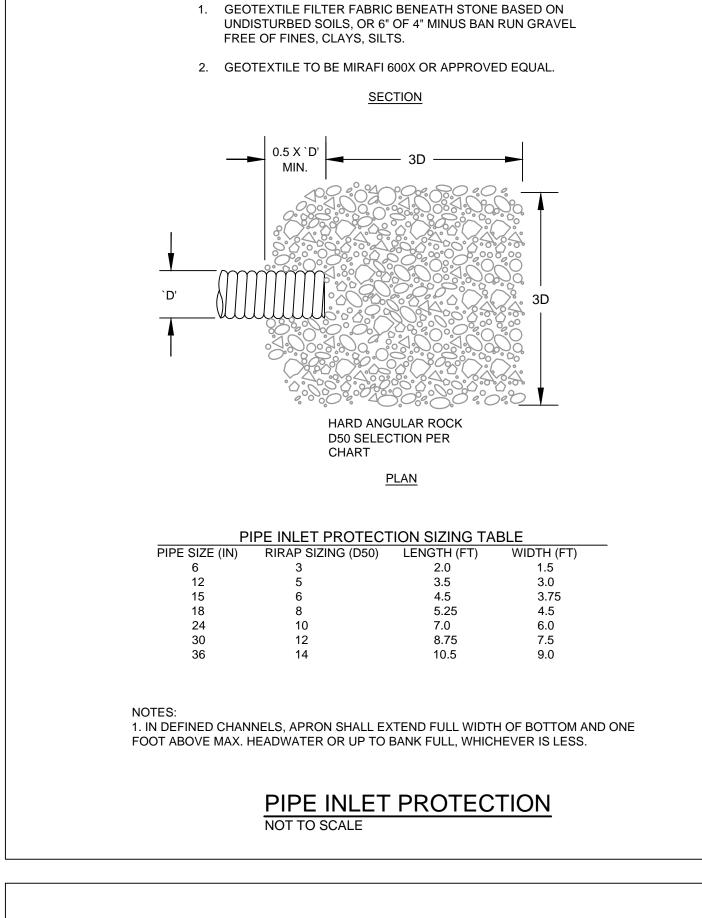
STONE CHECK DAM



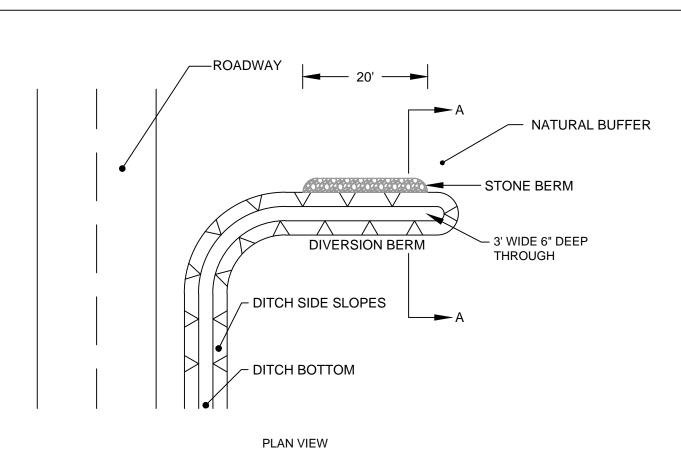
PIPE OUTLET PROTECTION

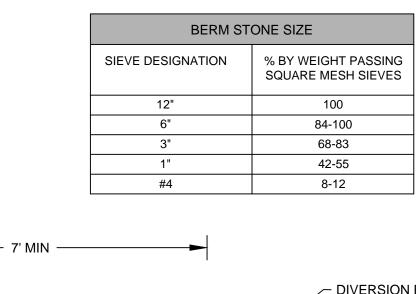


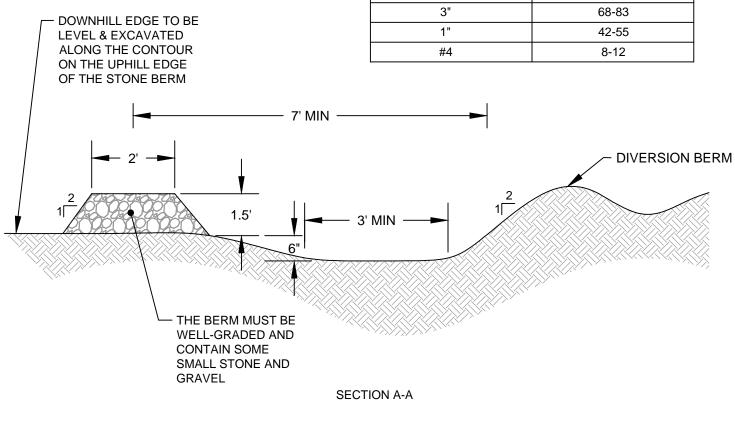




THICKNESS ('d') = 2.25 x D50 RIPRIP SIZING - 6" (150mm) MIN.

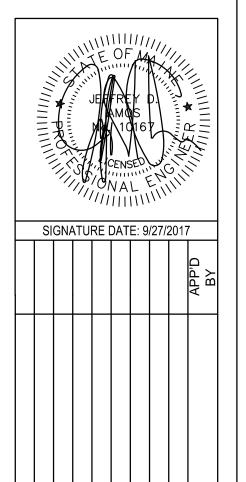






TYPICAL LEVEL LIP SPREADER

NOT TO SCALE



SIGNATURE DATE: 9/27/2017								
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								APP'D BY
								REVISIONS
								DATE
								NO.
								1g

WILDERNES
IS ROAD

JDA

9/27/2017 SCALE: AS SHOWN **DESIGNED:** JOB NO: 1640 FILE: 1640 D.DWG