

Baldwin Planning Board Meeting Minutes

April 14, 2023

Jo called the Planning Board meeting to order at 7:00 pm.

- Attendance: Jo Pierce, David Strock, Don Sharp, Matt Fricker, Mike Ustin and Victoria Abramowska.
- Mike made the motion to approve the minutes for the 3/9/2023 meeting. This motion was seconded by Matt. The Planning Board unanimously approved the minutes.

OLD BUSINESS

McNeil Subdivision

- Gary McNeil asked the Planning Board to grant the following waivers:
 1. Payment of \$300 in lieu of the 10k review fee – Subdivision is for family housing. Only one lot is to be built upon.
 2. Submission of a high intensity soil survey – Information obtained from County soils maps was submitted with application.
 3. Soil Erosion and Sediment Control Plan – Subdivision does not change the existing drainage patterns of the property, slope of land is less than 5%, and property is not within the water shed of a Great Pond.
- The Planning Board unanimously approved the granting of these waivers.
- It was noted that the application did not show the location of the house, septic system, well, roadway and “hammerhead turnaround” on new Lot 5. Tyler explained test pits need to be made to determine the location of ledge on Lot 5 before these locations can finalized and a septic system can be designed.
- A motion was made by Don to approve the subdivision with the following conditions.
 1. Results of test pits, plan showing location of house, septic system, well, roadway, “hammerhead” and the design of a septic system for new Lot 5 shall be submitted to the Town of Baldwin Code Enforcement Official (CEO) for approval prior to issuance of a construction permit by the CEO.

2. Debris generated by construction on Lot 2 will be repurposed on site.
- The motion was unanimously approved by all members of the Planning Board.

Firefly Subdivision – David Blais

- Don Kent (CEO) request a copy of Firefly Subdivision Approval that may show the design of the septic system for the David Blais house.

Nature's Wilderness

- Joe asked Bernadette Monette if the property issue with MRW is resolved. She said that she was satisfied that it will be resolved.
- This was followed by a discussion about the approval of the CUP for the amended plan for Phase 2. Jo was concerned about light pollution and noise levels. Derek reassured Jo that all site lighting will be pointed downward and noise levels will not be a problem because there will be fewer camp sites than were originally approved for Phase 2.
- David made the following motion regarding Nature's Wilderness application for approval of amended Phase 2, to include 24 additional sites, as described in MRW's February 28, 2023 submission (letter, modified CUP application and plans:
"Move to accept the requested change to the CUP on the same conditions as the original CUP dated 6/25/20, except the following shall no longer apply."
 1. The requirement for signage on Senator Black Road.
 2. The requirement to have a dry hydrant.
 3. The requirement to expand the entrance from Senator Black Road onto Marston Road.
- Don seconded the motion. The motion was unanimously approved by the Board.

ELECTION OF PLANNING BOARD MEMBERS

- Members of the Planning Board nominated the following people for leadership positions on the Planning Board for 2023-2024. None of the positions were contested and the members of the Planning Board unanimously approved the appointments.

Chairman: Jo Pierce
Vice Chairman: David Strock
Secretary: Don Sharp

MEETING ADJORNED: 8:00 pm