

# **Baldwin Planning Board**

## **Meeting Minutes 1/28/2021**

### **I. Call to Order**

Strock called the meeting to via zoom at 7:02pm due to some technical difficulties.

### **II. Roll Call**

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

### **III. Reading of the Minutes From Last Meeting**

Fricker made a motion that minutes be approved as submitted by Ernst electronically, Flint seconded. Motion passed unanimously.

### **IV. Open Business**

- A. Consideration of subdivision applications submitted by Van Hertel (Mr. Thompson present on his behalf) – New drawings submitted to the town office. Power poles and wire have been added to the proposal and the poles are in and the wires are strung so that power and utilities will be available for all lots. Strock confirmed that poles are up on Sand Pond road. Strock stated that all issues that the board had have been addressed. Pierce asked if the tree growth penalty has been paid. Thompson stated that it has not yet been paid. Stated that the applicant does have the invoice and it will be paid. Thompson suggested that the board withhold the signatures and plans until evidence of the penalty being paid have been submitted to the board. Some discussion regarding lot 6 ensued. Motion by Flint to approve the final subdivision submission for the Sand Pond Woods subdivision subject to the applicant's written submissions. The board will retain the signed copy of the final until such time as the applicant pays in full any fee associated with taking the property out of tree growth. Fricker seconded. Discussion about code enforcement issues regarding the project directed to Sunderland. Sunderland stated there or no current issues. Motion passed unanimously. Strock motion for the Freemont woods subdivision application approved subject to the written submissions of the applicant during the approval process and that the board will hold the signed copy of the final subdivision plan until such time as the applicant pays any required fees for taking the property out of tree growth. Fricker seconded. Motion passed unanimously. Thompson was thanked by the board for his professionalism. Request was made for the board to stop by the town office in the next 5-10 days to sign the document which the town office will hold until the tree growth penalty is paid.

- B. The Glenvale/Este's solar project. Board reviewed new submissions as described by Glenvale. Jamie Andretta and Rick Lundborn from Fuss & O'Neill as well as Aidan Foley from Glenvale were present. Title chain presented, also project overlay with Baldwin shoreland zoning presented. Discussion ensued about project bringing in a qualified wetland scientist to say that our map is not accurate and the board has to approve a change to the area. Strock discussed more recent change to the shoreland zoning ordinance that allows for the actual on-the-ground information to be used to request a modification of the map. Ernst asked about the road being moved into a buffer and might the old road be grand-fathered. Lundborn stated that access to a property is allowed through a buffer. Lundborn asked if we have all the information we need and might it be possible to schedule a site walk. Discussion ensued about having a qualified scientist come explain wetland issues to the board. Fricker stated that he agrees with having an expert come speak to us. Lundborn talked about bringing in the scientist who did the delineation and asking them to come to the next meeting. Strock suggested that we could schedule a site walk and consider the application complete. Informed the applicant that 2-3" of snow would make a site walk not possible. Hiram said they would come to the site walk that Baldwin schedules. Decided on 1pm on February 14<sup>th</sup>. Ernst will notice in the Shopper's Guide. Discussed bright colored cones directing individuals where to park. Foley gave a summary of the planning board meeting in Hiram. Strock said that the town of Hiram sent some information to Strock that he will share with the rest of the board and the applicant.
- C. Next town meeting and anything the board would like to present. Strock stated that "in the air around Baldwin" there has been discussion about marijuana-related projects and whether or not the board should consider refining the ordinance in relation to those types of projects. Flint discussed working on a revised medical marijuana ordinance. Strock stated that the state is totally revising the ordinance and bringing it closer in line with the retail marijuana business. Strock suggested that anything we try to do as a town might be overtaken by state level events. Flint brought up possible definitions in the subdivision ordinance and that it needs to be revised in some fashion. Flint stated that it will require some discussion amongst the board and likely do not have time between now and the first week in March. Discussion ensued about further revising the subdivision ordinance and the shoreland zoning ordinance needs a new section. Some discussion about a solar array ordinance, given how many proposals are coming before the board. Discussion of getting properly formatted and editable version of shoreland zoning. Strock said he would request it. Question about Glenvale project and tax-incentive financing was asked of Warren but he struggled to answer due to technical difficulties. Flint stated that discussion seems be on going with the town per his attendance at selectmen meetings.

## **V. Adjournment**

Fricker made a motion to adjourn at 8:17pm, seconded by Pierce. Voted unanimously to adjourn.

Submitted by: Nichol Ernst