

Baldwin Planning Board

Meeting Minutes 9/27/2018

I. Call to Order

Norman Blake called the meeting to order at 7pm

II. Roll Call

Norman Blake, Jo Pierce, Nichol Ernst, Matt Sanborn, David Strock—appointed but not yet sworn in after the termination of his 5 year term, CEO Wes Sunderland, selectmen Dwight Warren.

Blake reported that Fred Miner has resigned from the planning board due to not approving of the video recording of meetings.

III. Reading of the Minutes From Last Meeting

Minutes read by Nichol Ernst. One correction was made. Motion made by Pierce to approve. Seconded by Matt Sanborn. Approved unanimously

IV. Open Business

- A. i.** Baldwin Auto Sales, LLC presented a phone and schematic of parking as requested in the last meeting. 28 cars can be parked. Power of attorney was provided for Michelle Rioux from Jay Banks.
- ii.** Hours of operation 8am-7pm Monday-Saturday
 - iii.** No vehicle maintenance on premises
 - iv.** Sign max 20 sq. ft. per side
 - v.** Lighting must be inward and downward
 - vi.** Must maintain 100% access to tank farm fire fighting system at all times.
 - vii.** Displayed and parked vehicle leading bumper must be 30ft back from road edge.
 - ix.** Obey all state and federal laws.
 - x.** If the user of this Conditional Use Permit is out of compliance for more than 30 days after written notice this permit shall be revoked.
 - xi.** Maintain a neat and businesslike appearance
 - xii.** Maintain business insurance
 - xiii.** Facility must be open for inspection at any reasonable hour

Pierce made a motion that we approve the permit with the conditions as read. Matt Sanborn seconded. Approved unanimously.

b) Nature's Wilderness Campground Gerry Brown and Jon Whitten Jr.

i. Blake brought up that 75ft setback voted on by Baldwin was over-ruled by the DEP and declared a 100ft setback. Norm asked Dwight about funds available to appeal the process

and go back to the 75ft setback voted on by the town. Blake brought up that if this permit was started 2.5 years ago they would be grandfathered into the 75 ft designation.

ii. Blake brought up a discrepancy in the number of sites mentioned in the application.

How many is it? Brought up that traffic study is predicated on 250 sites.

iii. Pierce requested a rough map of the ATV trails referenced in the permit. Brown stated that ATV trails will only be on campground property. Pierce brought up that a central issue of this permit is to make the proposed business work for everyone in town.

iv. Strock brought up that he had requested that the applicant find 5 similar projects nearby to provide some context.

v. Blake brought up that tax maps are not always super accurate and asked about survey maps. Brown stated that those are being done presently

vi. Blake brought up asking the surveyor what baseline survey information is he using to determine the roadway?

vii. Pierce asked Dwight if a settlement was reached between Nature's Wilderness and the two regarding defining the road. Dwight said it is in the hands of Nature's Wilderness. Pierce requested the letter that exists between the town and Nature's Wilderness to understand the conditions/agreement re: the road.

viii. Sunderland addressed that many aspects of this campground are very similar to a subdivision. Blake disagreed with Sunderland. Pierce suggested that the planning board consider hiring a lawyer to settle disagreement between board and CEO.

ix. Sunderland stated that cabins do not have kitchens, do not qualify as single-family homes so do not need to be 600 sq. feet. Also intermittent nature of rental does not make it a single-family home so does not need to be 600 sq. feet.

x. Blake brought up minutes from 2/22 planning board minutes when Brown brought up a low-income housing subdivision of 80 homes. Brown stated in that meeting that Efron was serious about an 80-unit low income subdivision. Brown stated that this is no longer the plan.

xi. Whitten brought up that it might not be reasonable to ask a landowner their plan for the next 15 years.

xii. Blake asked if a traffic study also needs to be done for an 80-unit subdivision.

Whitten stated that any change to the use of the land would require new state permits.

Also stated that any info being submitted to the state for permits would be available to the planning board.

xiii. Brown stated over and over again that it is a campground and no plan to do a subdivision.

xiv. Blake brought up that it might be a subdivision already reference map c-1.2 and

referenced large RV's are listed on the map as cabins. Brown stated that they are

portable campers and have VIN numbers and can be registered. Blake stated that they

need to be registered within 6 months. Brown stated that he does not have registration.

Strock stated that we should have a lawyer to tell us if this is a campground or a

subdivision. Ernst asked if we can make a motion to hire a lawyer. Brown stated that he can register a homemade camper.

xv. Blake brought up that a clubhouse café and restaurant would be separate permits.

xvi. Pierce brought up that in campground ordinance does not mention cabins.

xvii. Blake pointed out that these questions and advice are to help this project stand up to appeal.

xviii. Blake brought up that traffic study was conducted in September and traffic patterns might be different during busier times of year. Whitten Jr. explained how the traffic study accounts for that by using a particular multiplier. It was discussed that an expert may need to be present at a meeting to explain the traffic study.

xix. Blake brought up noise concern for nearby residents suggesting that perhaps providing residents with a fence or something as an option to help mitigate noise.

xx. Blake brought up that he asked for copies of correspondence with DEP and what they have been cited for or what has occurred etc. Whitten Jr. brought up that they emailed DEP this week to have another site visit to discuss what has been done and what needs to be done. Blake asked for documentation. Pierce asked if Blake could be invited to the meeting with the DEP. Brown said they would discuss it.

xxi. In the soil suitability report Blake brought up that small tavern/bar mentioned. Discussed having it accurate as Brown stated there will be no bar or tavern. Pierce asked if the store will sell alcohol as it would reduce traffic flow.

xxii. Blake asked for a tabulation of different types of campsites. Pierce stated that tabulation adds up to 229.

xxiii. Blake brought up some references to revegetation happening by September of 2018. Brown stated that not yet done. Blake asked that the map be revised for accuracy.

xxiv. Blake asked about what the house sewage plumbing is connected to. Brown stated that it is whatever is existing in the property but does not know what it is. Pierce suggested that Brown figure out what it is going to be.

xxv. Discussion about wells and water. Brown stated that well and water is not fully accurate on the maps provided.

xxvi. Discussion about 5000 sq ft./site Sunderland commented that it is more about density. Ernst stated that the ordinance says 5000 sq feet contained in each site. Discussion ensued with no resolution.

xxvii. Whitten Jr. asked about the possibility of a site walk before snow fall. Blake stated that we will need a public hearing before a site walk. Ernst asked if we cannot do a site walk before a public hearing. Pierce asked for clearer definitions and a completed survey before a site walk.

V. Adjournment

Ernst make a motion to adjourn, Pierce seconds. Unanimously approved at 9:16pm

Submitted by: Nichol Ernst