

Planning Board

Town of Baldwin

July 12, 2018

Norm Blake called the meeting to order at 7:00 PM. Noting that the Secretary was not in attendance he asked Jo Pierce to act as Secretary for the night. Fred Miner and David Strock were also in attendance.

Fred moved that we waive the reading of the minutes of the previous meeting. Seconded, voted on and approved.

Wayne Fuller brought the deed for his land. Wayne will now be the applicant for a CUP on Route 11. The Public Hearing was scheduled for Wayne for August 9, 2018. His land reference is Map 2 Lot 92 on Route 11.

We discussed the need to keep the loam on site so it will be there when it is needed for reclamation. The Town Lawyer, David Lourie, is checking into the bonding needs.

The next item on the agenda was Natures Wilderness. Appearing for them was Gerry Brown and John Whitten, jr. Gerry represents the company. John is a civil engineer with Plymouth Engineering who will be handling the project which he described as a 250 site campground.

Some of the topics discussed were as follows: Marston's Pond is about 21 acres in extent and about three feet deep. Much of the development that has already been done on the back (Southerly) side of the pond has to be restored per order of the state. They do not plan to have any campsites or development of any kind on that side of the pond.

Facilities will only be open to paying customers, not to the general public. Only campers will be allowed to use the planned restaurant and snack bar.

He talked about a second area North of the pond the DEP wants restored.

There will be group bathrooms for the tents and two groups of cabins and RV sites. The RVs go on gravel pads.

The goal for Natures Wilderness is to permit a total of 250 sites for tents, RVs and cabins.

DEP has asked for a total of the impervious area. An MDOT traffic movement permit is required because there is a potential for 100 vehicle trips per hour moving on the road. A Corps of Engineers permit is also required.

Sties will mostly all have underground utilities. There will be 3 to 4 wells which will be public drinking water. The restaurant and café will have septic systems otherwise the sewerage will be taken care of by dump stations.

Natures Wilderness plans regulations for timing on quiet hours and fireworks.

Natures Wilderness wants to have a Public Hearing in October. We talked about when the site walk could be scheduled and that we might want more than one site walk. We do not do site walks with two inches or more of snow on the ground.

The electric line feeding the camp was discussed. There is controversy surrounding it because it was not installed in an open and proper manner.

Gerry talked about how Natures Wilderness worked on Marston's Pond Road. He claims they only ditched the road and put some gravel on top. We discussed the difference between town roads and private property. Marston's Pond Road is a Town Road. The road belongs to the Town. It is not "just a Right of Way" as suggested by Natures Wilderness.

Norm went over the part of our Land Use Ordinance that covers the consequences of violating it.

We talked about the "cabins" that are occupied from time to time without an occupancy permit. They are below the permitted size and perhaps an illegal subdivision. The point of view was tried that they are camper trailers, but they are not registered.

Other potential violations by Natures Wilderness have to do with the DEP. There is no letter of violation but they were informed that they needed to have a hundred feet of undisturbed soil around all water bodies.

David asked for seven other CUPs for like projects.

It was asked if the deeds to all their property were included in the night's submission. The answer was no.

Seven lots owned by Natures Wilderness have unpaid taxes.

We did not accept the materiel provided as a completed application. This is part of a discussion between the Planning Board and Natures Wilderness.

Norm told us that Dean Wood will come to us to renew his application for a CUP for a pellet mill.

The meeting adjourned at 9:00