

MEETING MINUTES OF THE
TOWN OF BALDWIN PLANNING BOARD
June 24, 2021

Planning Board Members Present: Tracy Grisez, Jo Pierce (Chair), David Strock, Matt Sanborn, and Don Sharp

A motion was made to approve the minutes from the prior meeting as distributed. The Board unanimously approved the motion.

The Board heard from Chris Burnell –

He is interested in obtaining a mineral extraction permit. He owns property (952 Route 113) near where he lives. He had it stumped and sold off some of the topsoil. He was going to sell more, but Wes told him that he needed a permit to sell off more than 100 yards of topsoil per year. Mr. Burnell plans to use about ½ of the existing pile of topsoil and wants to sell the rest.

Chair Pierce started to discuss the standards for mineral extraction in the Ordinance. At 10.6, it says that you need a survey to get an extraction permit. Mr. Burnell stated that he did not believe he had a survey, but would look to confirm. Given the expense of a proper survey, he suggested it may not be worth the cost.

The Board heard from Walden Solar Maine (Kateline Nickerson, Paul Williamson and Greg Dixon (on phone)) were present:

Ms. Nickerson from Flycatcher had sent an email with the site distance information. Attached at end of the minutes. The information discussed the two potential entrances to the project. The applicant does not want to use the landing and wants to use continue to use the Deacon Road. The plan also shows the potential signage for Route 113.

A question was asked about when the project could start. Mr. Williamson stated that the project could not start during June or July because of bats. Most likely it would be late summer or early fall 2022.

Mr. Strock stated that he still had concerns with Deacon Road and would like the applicant to provide more information about any upgrading planned for the entrance area.

The Board decided to have a site walk on the 10th at 9:00a and a public hearing on the 22nd at 7:00p.

Ms. Nickerson stated that the site plan application would be submitted shortly and the Town would receive a copy. Mr. Stock asked that an electronic copy be provided.

Subdivision Ordinance

The Board started to review the revised subdivision ordinance. A question arose – does the Board have to accept the State’s definitions. Mr. Strock agreed to pose the question to the Town lawyer.

The Board received an update on LD1312 – Ms. Grisez informed the Board that the MMA’s amended language was approved. It allows for a significant local control. It allows for one ADU, but the local ordinances could still control.

The Board discussed that, if someone adds an ADU, it does not trigger a separation of the land. There would be no subdivision issue if you add an ADU. One of the two dwellings must to be owner-occupied.

The Board heard from Sam and Jan Minervino

They purchased a 12-acre parcel on Route 11/107, on the North side of Grant Road. They intend to use the lot for boat storage and, eventually, maintenance. The Board discussed with the Minervinos the basic CUP process and encouraged the Minervinos to consider using Grant Road as an access point.

The Board discussed Nature’s Wilderness Resort

There was concerned expressed about the accuracy of the 462 acres size. Several members of the public did not believe it was accurate. The Board decided to provide Wes a copy of the checklist of issues used last year and request that Wes look into it.

The meeting adjourned at around 9:00 pm.



June 24, 2021

Baldwin Planning Board
Town of Baldwin
534 Pequawket Trail
West Baldwin, Maine 04091

**Subject: Walden Solar Maine VI LLC, Baldwin 6 Solar Project
Sight distance study results and traffic plan**

Dear Board,

In response to the discussion that took place at the June 10, 2021 Planning Board meeting regarding Walden Solar's Baldwin 6 Solar Project (Project), the Project Team has completed a sight distance study for two potential access points off of Pequawket Trail and developed a construction period traffic control plan for the Project. We share the Planning Board's concern for safety of the residents of Baldwin and aim to develop a safe access point to the Project site during construction and through the life of the Project.

The enclosed sight distance study demonstrates the line of sight for Deacon Road is slightly longer than that of the existing logging entrance that occurs east of Deacon Road on Pequawket Trail. Both access points exceed the minimum standard of 550' set forth in the Town of Baldwin Land Use Ordinance.

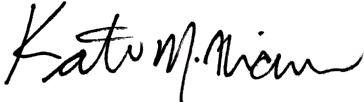
In addition to exploring the safety of the Project access, our engineering team explored the logistics of a revised civil design to enter the Project at the existing logging landing. This entrance would require approximately 8,000 square feet of clearing within the proposed no-cut visual screening area along Pequawket Trail, as well as approximately 2,200 square feet of wetland impacts for the road. The current site plan (attached), with the proposed entrance from Deacon Road, does not require any impacts to wetlands or other sensitive natural resources and exceeds the sight distance standards from the Town Ordinance.

In addition to the sight distance study, the enclosed site plan shows a revised construction staging area along Deacon Road. This provides an approximately 40-foot setback from Deacon Road to the staging area allowing a vegetated buffer to remain between the Project and the road. We believe this will satisfy the Board's concern regarding visual impacts of the Project along this section of Deacon Road visual impacts of the project from Pequawket Trail through the project access road.

As part of the Site Law application process, Flycatcher has undergone a viewshed analysis of the Project. We are including the figure generated for this analysis in the enclosed materials. In summary, there will be some visibility of Project along Town Farm Road, the Project entrance on Deacon Road, the proposed 50' wide clearing for the proposed interconnection on Pequawket Trail, and a few cleared locations with higher elevation southeast of the Project site. The Site Law application will provide a written narrative describing the potential visibility of the Project. A copy of the application will be provided to the town upon submittal to the Maine Department of Environmental Protection.

We appreciate the constructive discussion at the past few Planning Board meetings and look forward to scheduling the site walk and public hearing for the Project. If there are any questions please contact me at (207) 233-6175 or via email at katelin@flycatcherllc.com. You can also contact Walden's Development Director, Paul Williamson, at (207) 242-3521 or via email at paul.williamson@waldenrenewables.com.

Respectfully submitted,



Katelin Nickerson
Project Manager
Authorized Permitting Agent
Flycatcher LLC

Attachments:

- Site Distance Study Results
- Traffic Plan
- Site Plan
- Viewshed analysis figure

Cc: Wes Sunderland (Baldwin), Brian Anderson (Baldwin), Paul Williamson (Walden), Greg Dixon (Krebs and Lansing) David Brenneman (Flycatcher)



June 22, 2021

Memorandum Regarding Sight Distance Macdonald Property, Baldwin

To whom it may concern:

Sebago Technics is working with Flycatcher, LLC regarding a potential solar development located on State Route 113 and Deacon Road in the Town of Baldwin. The latest work performed by Sebago was performing a sight distance analysis at 2 locations as requested by the Town at a planning board meeting. (See Appendix A)

The Town of Baldwin has a set of standards for taking a sight distance at a distance of 12 feet off of the traveled way. Beyond this specification, the DOT standards were held when performing this work. The DOT standards say that the sight distance should be measured at a distance of 10 feet off of the traveled way, with an observation height of 3.5 feet measuring a target height of 4.25 feet.

The sight distances were measured as follows:

- Curb cut on Route 113 (55 MPH Roadway-550')
Looking East: 600'+ Looking West: 630'+
- Deacon Road Entrance (55 MPH Roadway-550')
Looking East: 615' Looking West: 635'+

(+ denotes additional distance achievable)

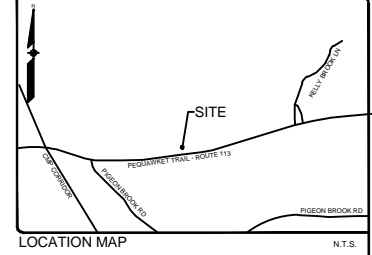
A handwritten signature in black ink that reads "Jacob I. Bartlett".

Sebago Technics, Inc.
Jacob I. Bartlett
Professional Land Surveyor



GENERAL NOTES:

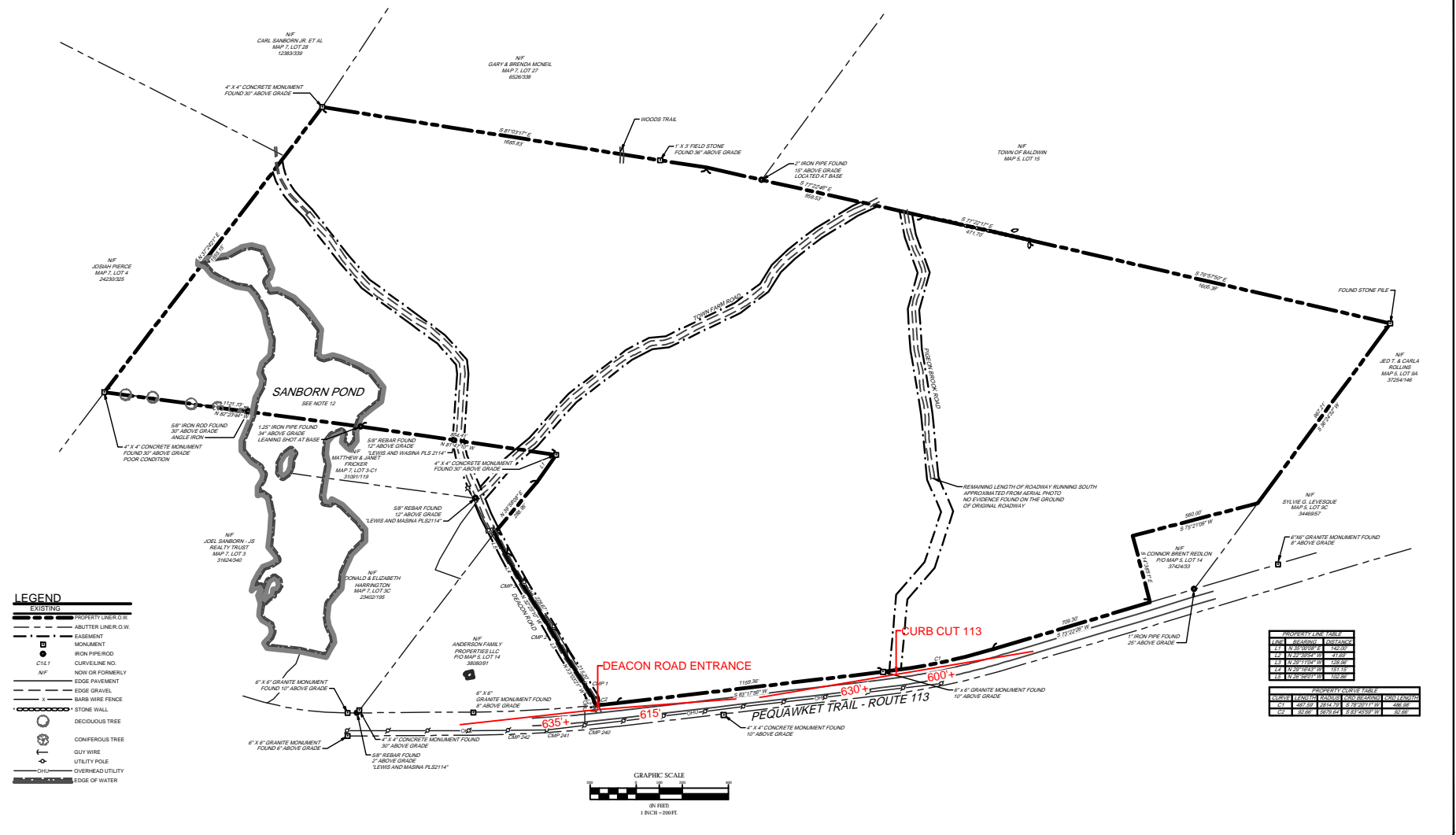
- THE RECORD OWNER OF THE PARCEL IS JAMES McDONALD BY DEED DATED NOVEMBER 30, 2017 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 3655, PAGE 159.
- THE PROPERTY IS SHOWN AS LOT 14, MAP 5 AND LOT 1, MAP 7 ON THE TOWN OF BALDWIN TAX MAPS AND IS LOCATED IN THE RURAL DISTRICT (R).
- SPACE AND BULK CRITERIA FOR THE R DISTRICT ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 1 DWELLING/2 ACRES
MINIMUM LOT SIZE: 2 ACRES
MINIMUM STREET FRONTAGE: 200 FT
MINIMUM FRONT YARD (ROUTE 113): 100 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 25 FT
MAXIMUM BUILDING HEIGHT: NONE
- SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 184 ACRES.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MARCH AND APRIL 2021 AND PLAN REFERENCE 6A.
- PLAN REFERENCES:
A. "A MAP OF R.F. CHASE LOT CONVEYED TO B.W. RAGON JR." DATED OCTOBER, 1986 BY DONALD T. FRANK AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 74, PAGE 36.
B. "PLAN OF THE TOWN OF BALDWIN MAINE BY CHAS. M. FREEMAN AND DRAWN BY GEORGE SWINSEY HALEY" DATED AUGUST 23, 1934 AND RECORDED AT THE CCRD IN PLAN BOOK 24, PAGE 1.
C. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 'PEQUAWKET TRAIL', BALDWIN, CUMBERLAND COUNTY, PROJECT NO. S-0121217 S.H.C. 3-71 DATED JANUARY 1951, AND RECORDED AT THE CCRD IN BOOK 43, PAGE 6.
D. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 'PEQUAWKET TRAIL', BALDWIN, CUMBERLAND COUNTY, PROJECT NO. S-0121217 S.H.C. 3-71 DATED JANUARY 1951, AND RECORDED AT THE CCRD IN BOOK 43, PAGE 6.
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- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD CHASE 384G. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. 1-888-634-6463 AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR BALDWIN, MAINE, CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 23020-01018, HAVING AN EFFECTIVE DATE OF JULY 8, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- THERE ARE THREE ROADS THAT RUN THROUGH THE SURVEYED PREMISES: DEACON ROAD, TOWN FARM ROAD, AND PIGEON BROOK ROAD. ACCORDING TO A CONVERSATION WITH WES SUNDSLAND, CODE ENFORCEMENT OFFICER FOR BALDWIN, THE PORTION OF DEACON ROAD PAST FRICKER AND POSSIBLY TOWN FARM ROAD HAVE BEEN DEEMED ABANDONED BY THE TOWN FOR AT LEAST 20 YEARS. PIGEON BROOK ROAD IS STILL CONSIDERED A PUBLIC ROAD BY THE TOWN, BUT THE APPARENT LOCATION IS DIFFICULT TO ASCERTAIN IN THE AREA WHERE IT FIRST COMES OFF OF ROUTE 113. AN ASSUMED WIDTH OF 3' ROADS WAS HELD FOR EACH OF THESE ROADWAYS.
- FOR THE ROADS DEEMED ABANDONED BY THE TOWN, THE RIGHTS OF THE PUBLIC MAY BE EXTINGUISHED, BUT PRIVATE RIGHTS LIKELY REMAIN.
- SEE DEED FROM RICHARD F. AND HARRIET P. CHASE TO NATHAN AND ROYAL SANBORN FOR FLOWAGE RIGHTS, RECORDED AT THE CCRD IN BOOK 47, PAGE 288.
- IN THE OPINION OF THIS SURVEYOR THE SALE OF THE LOT TO ANDERSON FAMILY PROPERTIES, LLC DOES NOT CONSTITUTE A SUBDIVISION AS THE LOTS RESIDED ON THE OPPOSITE SIDE OF THE PUBLIC PORTION OF DEACON ROAD.



JACOB MARLETTE, PLS 12345

N.T.S.

REV.	DATE	STATUS	BY
1	03/20/21	ISSUED TO CLIENT	JMS
2	04/05/21	ISSUED TO CLIENT	JMS



WWW.SEBAGOTECHNICS.COM

2021 Seabago Ave. #100
Baldwin, ME 04816
Tel: 207.292.7100

SEBAGO

TECHNICS

WWW.SEBAGOTECHNICS.COM

2021 Seabago Ave. #100
Baldwin, ME 04816
Tel: 207.292.7100

STANDARD BOUNDARY SURVEY

OF

McDONALD PROPERTY

333 PEQUAWKET TRAIL
BALDWIN, ME 04816

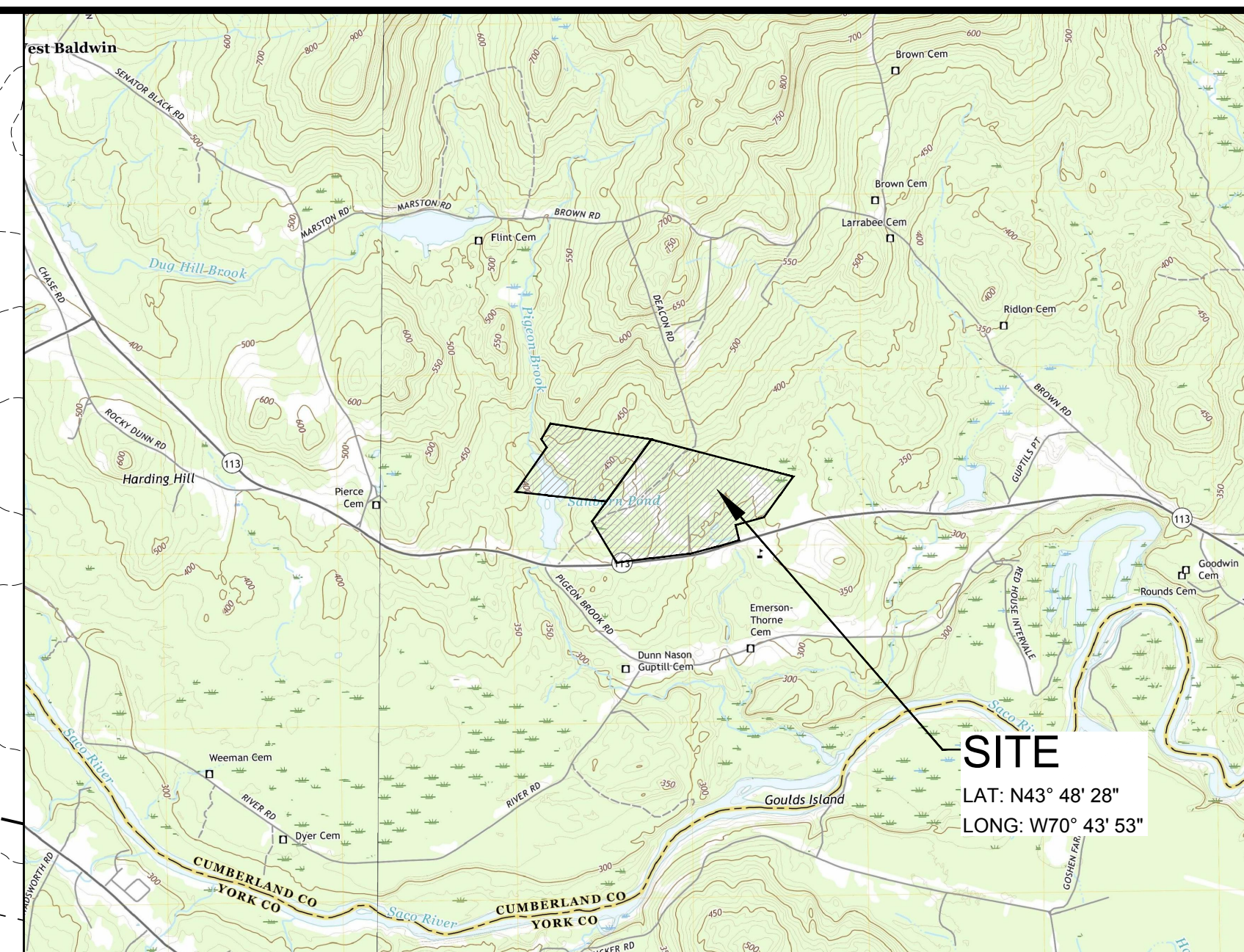
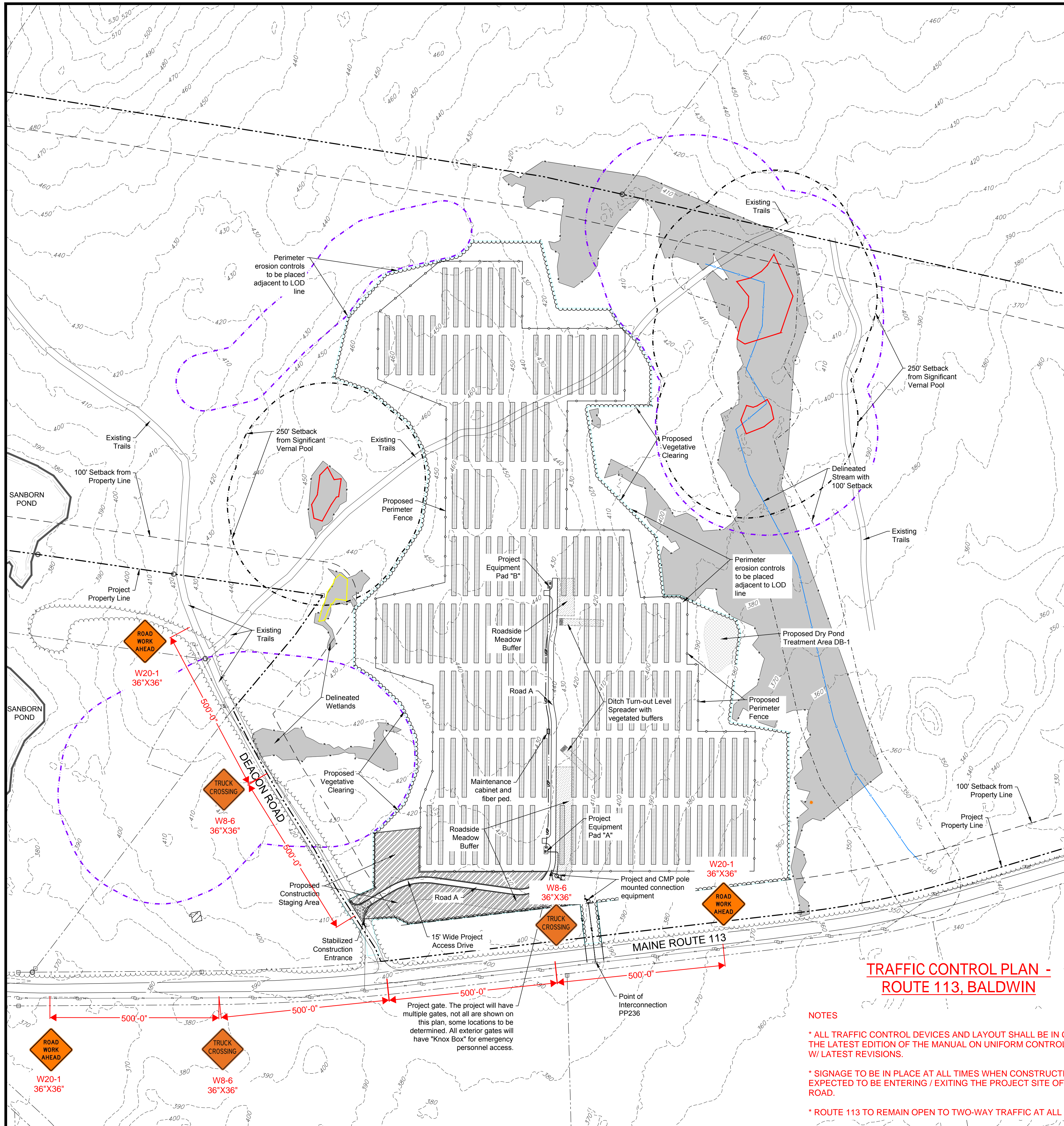
FOR

FLYCATCHER, LLC

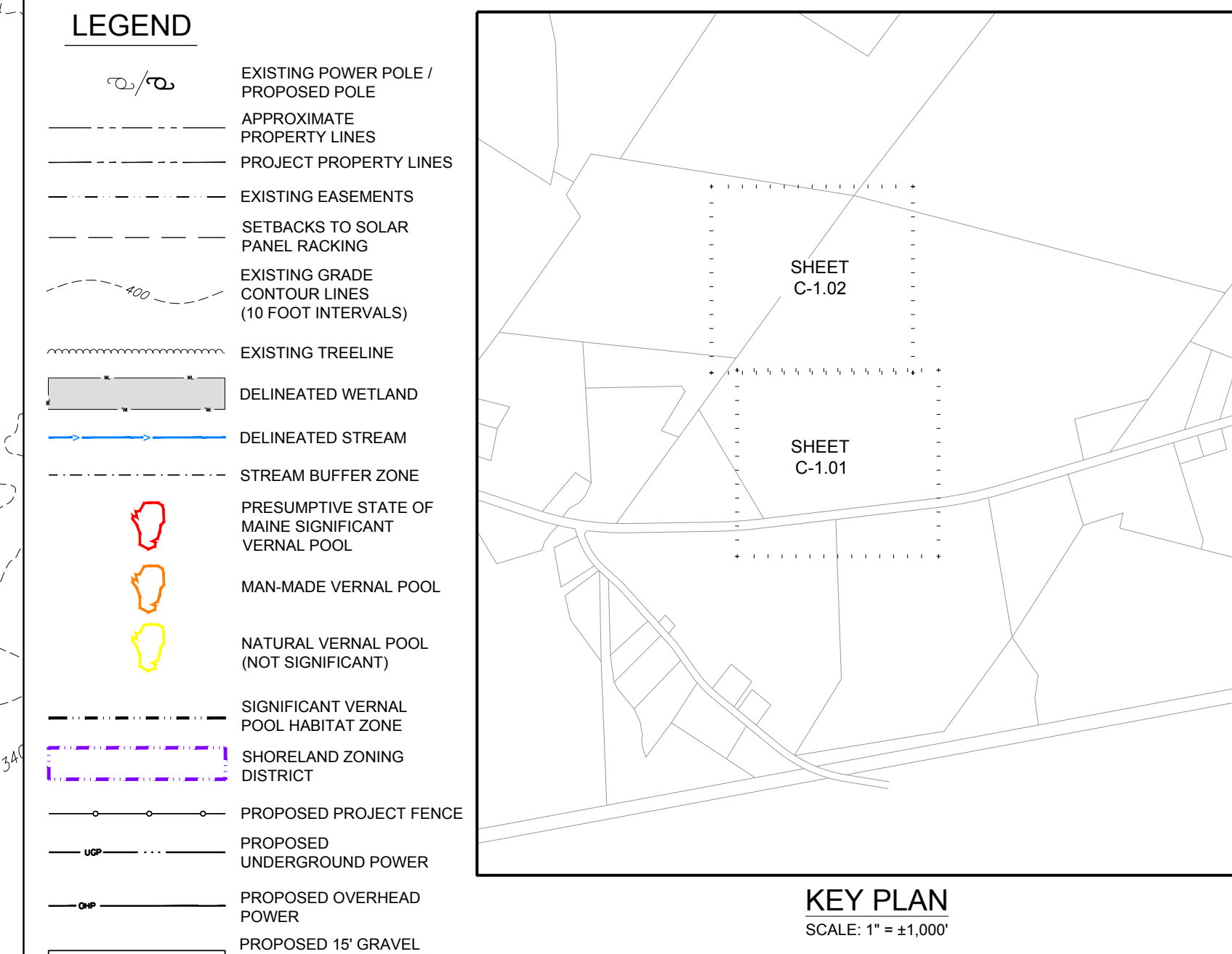
100 LAPELLETTE STREET, SUITE 1C
BALDWIN, ME 04816

DESIGNED	JMS
DRAWN	JMS
CHECKED	JMS
DATE	04/16/2021
SCALE	1" = 200'
PROJECT	20310

SHEET 1 OF 1



LOCATION MAP
SCALE: 1" = 1/2 Mile



KEY PLAN
SCALE: 1" = ±1,000'

- LEGEND**
- EXISTING POWER POLE / PROPOSED POLE
 - APPROXIMATE PROPERTY LINES
 - PROJECT PROPERTY LINES
 - EXISTING EASEMENTS
 - SETBACKS TO SOLAR PANEL RACKING
 - EXISTING GRADE CONTOUR LINES (10 FOOT INTERVALS)
 - EXISTING TREELINE
 - DELINEATED WETLAND
 - DELINEATED STREAM
 - STREAM BUFFER ZONE
 - PRESUMPTIVE STATE OF MAINE SIGNIFICANT VERNAL POOL
 - MAN-MADE VERNAL POOL
 - NATURAL VERNAL POOL (NOT SIGNIFICANT)
 - SIGNIFICANT VERNAL POOL HABITAT ZONE
 - SHORELAND ZONING DISTRICT
 - PROPOSED PROJECT FENCE
 - PROPOSED UNDERGROUND POWER
 - PROPOSED OVERHEAD POWER
 - PROPOSED 15' GRAVEL ACCESS DRIVE
 - PROPOSED TREELINE
 - PROPOSED SINGLE AXIS SOLAR TRACKER ARRAY
 - PROPOSED CENTRALIZED EQUIPMENT LOCATIONS
 - LIMIT OF DISTURBANCE

- NOTES:**
- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
 - THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANES, WEST ZONE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
 - EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON A TOPOGRAPHIC STATE OF MAINE LIDAR.
 - UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW. ENVIRONMENTAL FEATURES WERE DELINEATED BY FLYCATCHER IN SPRING OF 2020. POTENTIAL BUILDABLE AREA FOR SOLAR ARRAY IS BASED ON DESKTOP REVIEW AND IS SUBJECT TO CHANGE.

- NOTES**
- * ALL TRAFFIC CONTROL DEVICES AND LAYOUT SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD) W/ LATEST REVISIONS.
 - * SIGNAGE TO BE IN PLACE AT ALL TIMES WHEN CONSTRUCTION TRAFFIC IS EXPECTED TO BE ENTERING / EXITING THE PROJECT SITE OFF OF DEACON ROAD.
 - * ROUTE 113 TO REMAIN OPEN TO TWO-WAY TRAFFIC AT ALL TIMES.

BALDWIN WALDEN 6 SOLAR

Deacon Road
Baldwin, Maine

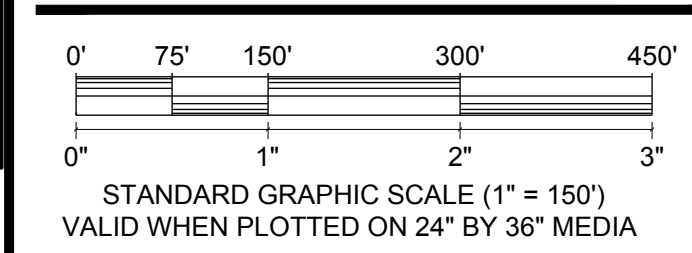
KREBS & LANSING
CONSULTING ENGINEERS
164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION

CIVIL ENGINEER:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446

ENVIRONMENTAL:
Flycatcher LLC
463 Blackstrap Road
Falmouth, Maine 04105



STAMP:

REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title:
OVERALL SITE PLAN

DATE of Issue: 05/27/2021
Drawn by: EJM/GTD
Project No.: 20320
Scale: 1" = 150'
Drawing No.:
Rev No.:

C-1.00

BALDWIN 6 SOLAR PROJECT

Deacon Road
Baldwin, Maine

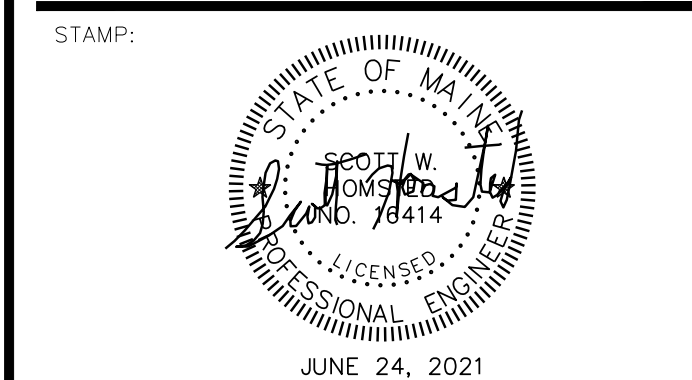
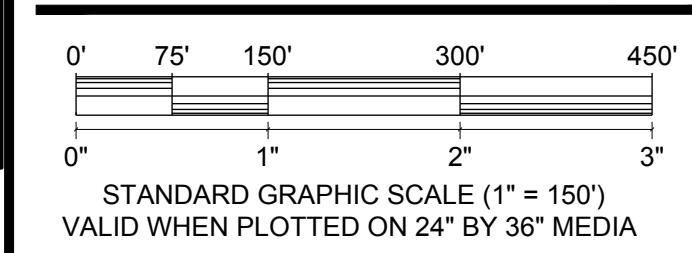
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NOT FOR CONSTRUCTION

CIVIL ENGINEER:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446

ENVIRONMENTAL:
Flycatcher LLC
463 Blackstrap Road
Falmouth, Maine 04105

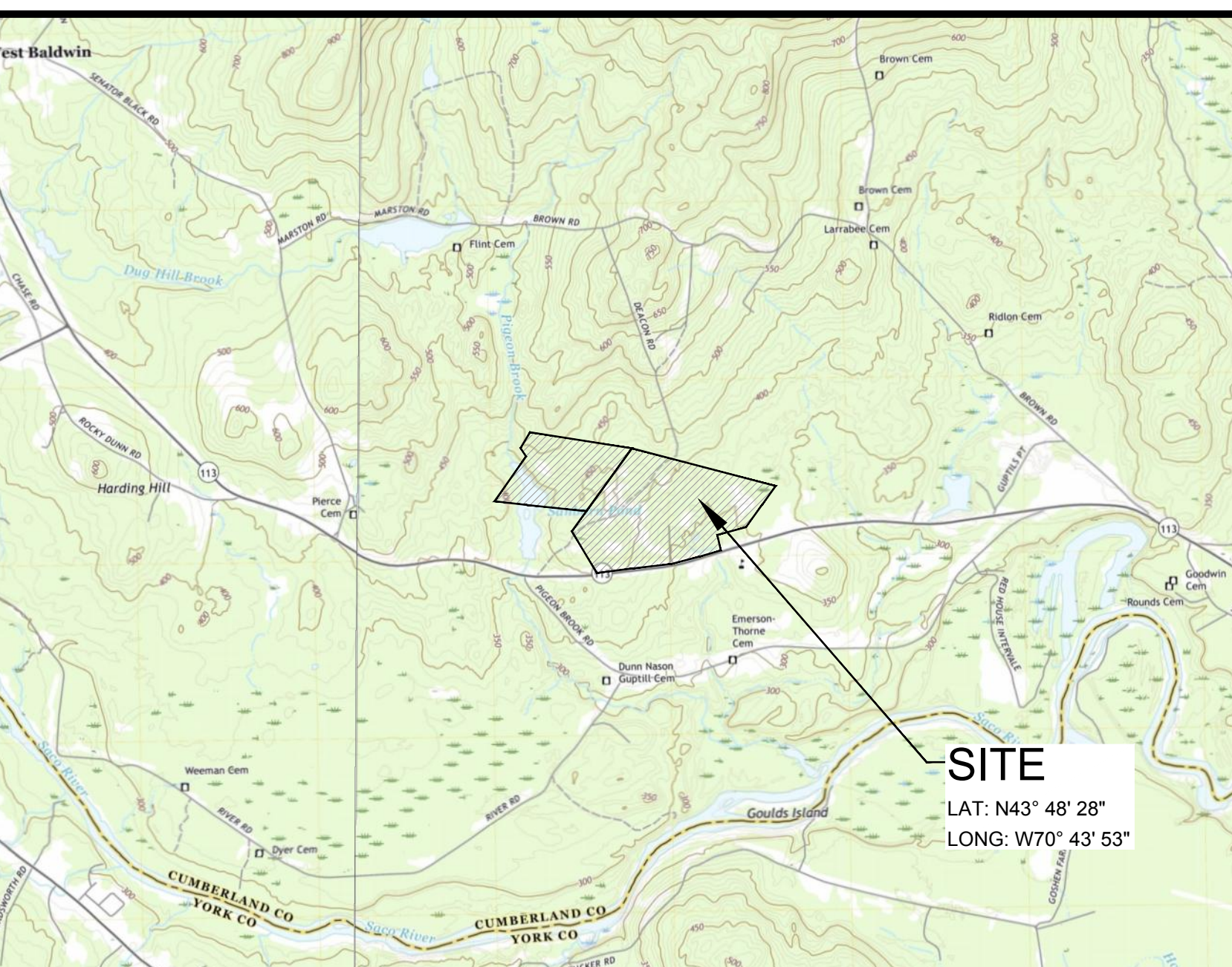
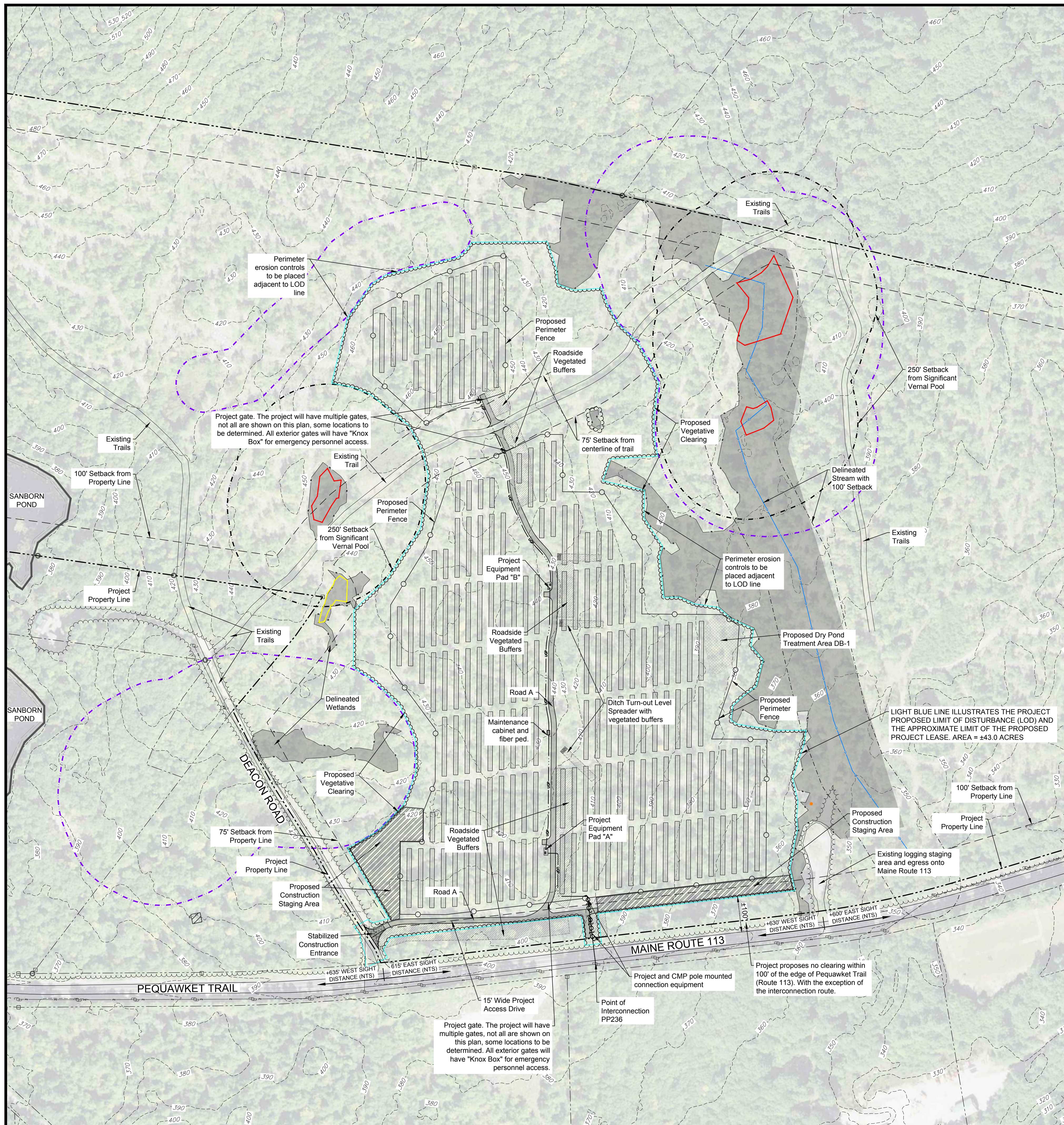


REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title:
OVERALL SITE PLAN

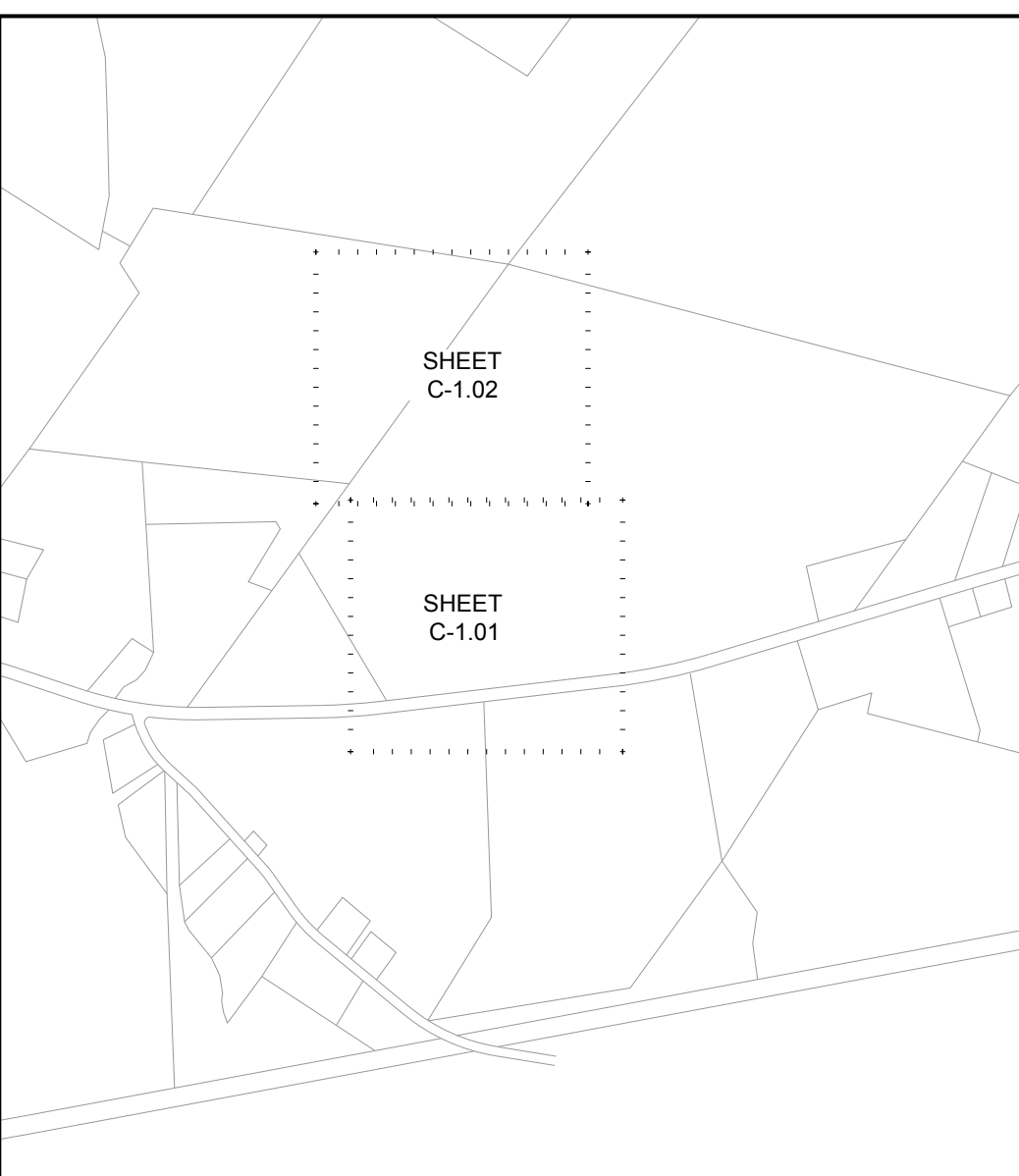
DATE of Issue: 06/24/2021
Drawn by: EJM/GTD Checked by: SWH
Project No.: 20320 Scale: 1" = 150'
Drawing No.: C-1.00 Rev No.:

C-1.00



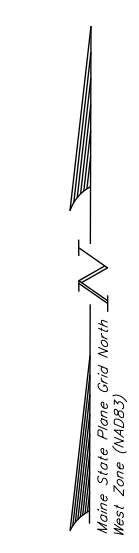
LOCATION MAP
SCALE: 1" = 1/2 Mile

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 - PROPOSED CENTRALIZED EQUIPMENT LOCATIONS
 - LIMIT OF DISTURBANCE & THE APPROXIMATE LIMIT OF PROPOSED LEASE BOUNDARY



KEY PLAN
SCALE: 1" = ±1,000'

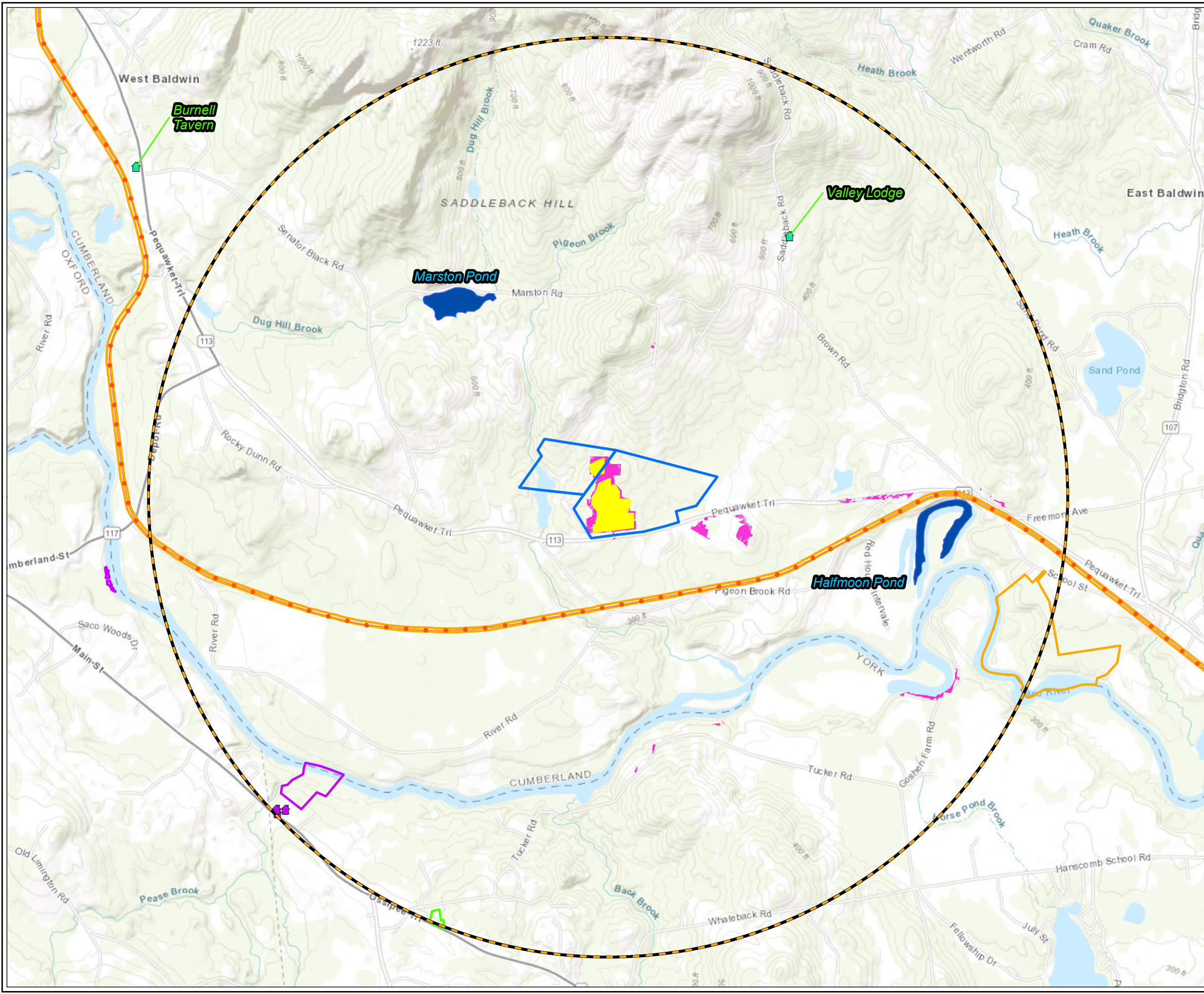
- NOTES:**
- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
 - THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANES, WEST ZONE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
 - EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON A TOPOGRAPHIC STATE OF MAINE LIDAR.
 - UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW. ENVIRONMENTAL FEATURES WERE DELINEATED BY FLYCATCHER IN SPRING OF 2020. POTENTIAL BUILDABLE AREA FOR SOLAR ARRAY IS BASED ON DESKTOP REVIEW AND IS SUBJECT TO CHANGE.



North Arrow (Graphic) (North)

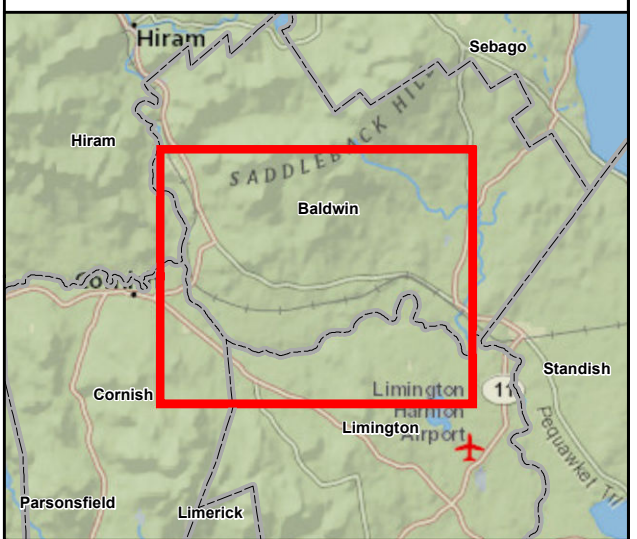
Coordinate System: NAD 1983 StatePlane Maine West FIPS 1802 Feet (Foot US)
Map Rotation: 0

Plot Date: 6/22/2021 14:44:26 PM by JAKEN -- LAYOUT: ANSIB(11"x17")
Path: D:\Flycatcher\Projects\Walden\Walden_Baldwin_Sec6_Fig1_Viewshed_11x17L.mxd



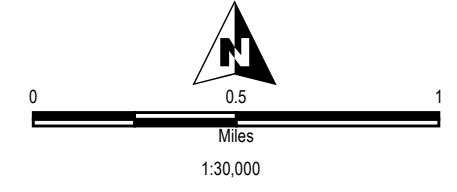
LEGEND

- PROJECT PARCELS
- PROPOSED SOLAR PANEL ARRAYS
- TWO MILE STUDY AREA
- RAILROAD
- GREAT POND
- HISTORIC STRUCTURES
- NRHP ELIGIBLE
- NRHP LISTED
- MAINE CONSERVED LANDS
- MUNICIPAL
- PRIVATE
- STATE WILDLIFE MANAGEMENT AREA
- VIEWSHED
- AREAS WITHOUT PANEL VISIBILITY
- AREAS WITH POTENTIAL PANEL VISIBILITY



NOTES:

- 1 BASEMAP IMAGERY ESRI "WORLD TOPOGRAPHIC" LAYER.
- 2 VIEWSHED GENERATED FROM LIDAR DERIVED DIGITAL SURFACE MODEL AND 2019 NASS CROPLAND DATA LAYER FOR FORESTED AREAS.
- 3 HISTORIC STRUCTURES LOCATION DATA ACQUIRED FROM MAINE OFFICE OF GIS AND THE NATIONAL PARK SERVICE NRHP DATABASE.



PROJECT: **WALDEN MAINE SOLAR VI LLC
BALDWIN 6 SOLAR PROJECT
CUMBERLAND COUNTY, MAINE**

TITLE: **VEGETATED VIEWSHED MAP**

DRAWN BY:	D. KENWORTHY	PROJ NO.:	19K-3
CHECKED BY:	K. NICKERSON		
MONTH:	JUNE		
YEAR:	2021		

FIGURE 6-1

FILE NO: Walden_Baldwin_Sec6_Fig1_Viewshed_11x17L.mxd