

**TOWN OF BALDWIN
PLANNING BOARD MINUTES
7/9/15**

Attendance: Matt Fricker, Glenn Reynolds, Jo Pierce, Norm Blake, Fred Miner, David Strock (late) and CEO Pro Tem, Wes Sunderland

MOTION: Motion to waive the reading of the minutes passed unanimously

First Item: Norm indicated that he was told CUP #69 was missing from the drawer. Upon further investigation, the CUP was located and a copy made for the Selectmen.

Second Item: Josiah Pierce/Map 6, Lot 2

Josiah Pierce moved to the public area of the meeting room, and recused himself from consideration of the pending CUP.

Josiah Pierce submitted a CUP for the property on Route 113 to operate a wedding venue, with a bed and breakfast. He, and the individuals who may run the venue, wanted to have a general discussion with the Board about such a venue and schedule a public hearing.

The Board set the public hearing for July 23, 2015, at 7:00. Norm agreed to take care of notice and publication.

The Board had a general discussion on the typical concerns that may be raised by such a venue, such as lighting, traffic, noise, parking, and beverage consumption.

A copy of the CUP is attached.

Third Item: Norm distributed a letter he provided the Selectmen regarding so-called “mother-in-law apartments.” Norm indicated that the Selectmen agreed to take action on the letter, which may include sending correspondence to the folks identified therein. A copy of Norm’s letter is attached.

Fourth Item: Motion to Adjourn, which passed unanimously.

(47)

Town of Baldwin, Maine
Application for Conditional Use Permit

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. **Three** copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

Section A. Basic Information (to be completed by all applicants)

1. Applicant's Legal Name

Josiah Pierce

2. Applicant's Mailing Address

9 Pierce Place
West Baldwin, Maine 04091

3. Phone number where applicant can be reached during business hours

207-625-8350

4. Are you the owner of record of the property for which the Conditional Use Permit is sought?

yes (provide copy of title and go to Question 8)
 no (answer Questions 5, 6, and 7)

5. To apply for a Conditional Use Permit, you must have legal right, title or interest in the property. Please indicate your interest in the property and attach written evidence of this interest.

6. Property Owner's Name

Josiah Pierce

7. Property Owner's Address

9 Pierce Place
West Baldwin, Maine 04091

8. Location of property for which the permit is sought

House and Barn at 710 Regauncket Trail

9. Indicate the Map and Lot number for the property from the Town's assessment records

Map Map 6 Lot 2

10. Indicate Zoning District in which the property is located (check as many as apply)

Natural Resource Protection
 Highlands
 Rural
 Village Commercial

11. List the use for which a Conditional Use Permit is being sought. Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the District in which it is located.

Service Business

12. Attach the following information to this application as outlined in Article 8, Conditional Uses. For each item, please indicate by checking () that item that it has been included with your application.

- a. A location map showing the location of the property with respect to roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.
- b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.
- c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, driveways and parking areas.

Section B. Standards for a Conditional Use Permit (The full text appears in Article 8.3)

1. The Planning Board shall consider impact:

- a. the size of the proposed use compared with surrounding uses;
- b. the intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use; compared with surrounding uses;
- c. the potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances;
- d. unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties;
- e. the degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

- a. the ability of traffic to safely move into and out of the site at the proposed location;
- b. the presence of facilities to assure the safety of pedestrians passing by or through the site;
- c. the capacity of the street network to accommodate the proposed use;
- d. the capacity of the storm drainage system to accommodate the proposed use;
- e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

Section C. Shoreland Standards

Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking () that item that it has been included with your application. Each standard must be addressed in your submission.

- a. will not result in unreasonable damage to spawning grounds, fish, aquatic life, bird and other wildlife habitat;
- b. will reasonably conserve shoreland vegetation;
- c. will reasonably conserve visual points of access to waters as viewed from public facilities;
- d. will conserve actual points of public access to waters;
- e. will reasonably conserve natural beauty;
- f. will reasonably avoid problems associated with floodplain development or use.

Section D. Certification (to be completed by all applicants)

I/we _____, certify that I/we are the legal applicants for the conditional use permit requested by this application, that I/we are the owners of the property covered by this application or have the property owner's consent to the filing of this application and have legal interest in the property and that the information contained in this application and supporting materials is accurate and true.

I/we further certify that I/we have read the standards for granting of Conditional Use Permits contained in the Land Use Ordinance.

Signature of Applicant Date

Signature of Applicant Date

Date Received by Baldwin Planning Board:

Received by:

Public Hearing Date:

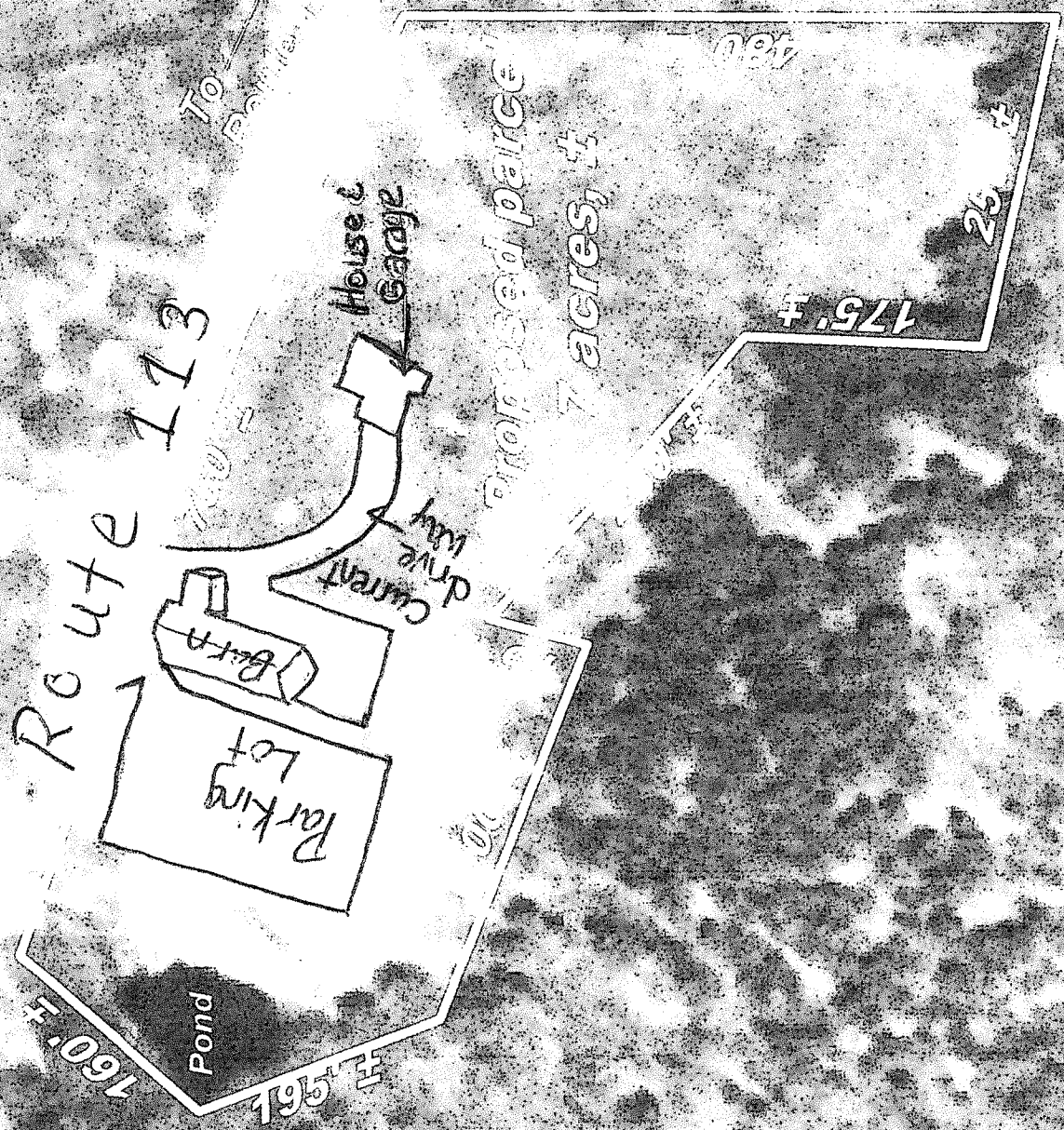
Conditional Use Permit Application of:

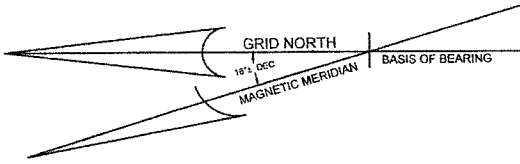
Permit Denied (date):

Explanation:

Permit Approved (date):

Conditions to Permit if any





Sketch Notes:

The Purpose of this sketch is to show the new proposed 7 acre ± parcel of land for marketing purposes.

A Boundary Survey Map is to be prepared.



PREPARED BY
MAINE BOUNDARY CONSULTANTS
Professional Land Surveyor
 ROBERT A. YARUMIAN II, PLS
 MODERATION CENTER, 8 RIVER ROAD, ROUTE 112, P.O. BOX 67,
 BUXTON, MAINE 04093-0067
 207-727-5359
 December 20, 2005

Sketch Map
 for
 Marketing Purposes Only

Scale 1" = 200'

Description of the proposed use of the property:

The 7-acre parcel at 710 Pequawket Trail shall be utilized as a wedding and event venue. The existing house will be rented for occupancy of 8-10 persons and operate as a B&B. The existing barn will be utilized as a wedding and event barn for wedding ceremonies, receptions and other events. The surrounding land will be used for off-street parking for all vehicles as well as for tents and outdoor ceremony sites.

A typical event would be a weekend wedding with the reception to follow. The wedding party would arrive to the house on Wednesday or Thursday and be provided with the basic B&B accommodations. This would allow them to settle in and enjoy the area for a few days before the rehearsal dinner is held on Friday or Saturday. The following day, they would hold their wedding and provide all the needed amenities for their guests during the event. They would check out of the house and leave Sunday. This allows any maintenance, clean-up and planning to get completed before the next guest arrives.

Currently, in our working business model we would only provide the venue. Catering, tables, chairs, bathrooms, and beverages are all going to be provided by the couple renting the venue from our business. We would supply each group with a preferred vendor list of local businesses with the skills to complete a wedding task upon booking their wedding with us so that they can explore the area with some direction as to who might be able to help them locally. This part of the model might change as we adjust to what works here in Baldwin.