

Planning Board Meeting Minutes

6/23/2022

Attendance: Jo Pierce (Chairman), Don Sharp, Tracy Grisez (by phone)

Jo Pierce called the meeting to order at 7:02 pm:

Minutes of 6/9/2022 were unanimously approved

Firefly Ridge Major Subdivision:

Dick Eaton was in attendance at the meeting. Don asked if the Reynolds lots were included in the major subdivision. Dick said they were and that there are a total of three lots in the subdivision. Don expressed a concern about the steep slope of the proposed access road to the Blaise property. No plan, profile or details of the road were included with the application. Dick said that access road was just a driveway to the Blaise property. Jo was concerned that in the future the road could provide access to more homes and should be constructed in accordance with Town standards. Jo suggested that the following notes be added to the subdivision plan.

1. Any further revisions will require Planning Board approval and may require access to be improved to Town standards.
2. A deed showing a description of the access road right of way shall be provided to the Town when the deed is filed.

Dick agreed to add the notes. Don made the motion to approve the major subdivision with addition of the notes to the plan. Jo seconded the motion. The motion was unanimously approved.

Joel Gulstrom CUP:

The Supplemental Conditions and Standard Conditions for Joel Gulstrom to operate his financial service business on his property at 36 Rocky Dunn Road as shown on Map 6, Lot 13. Joel was not at the meeting

A motion to approve the CUP with the Supplemental Conditions and Standard Conditions was made and unanimously approved by all Planning Board members in attendance.

Murch Sand and Gravel Pit CUP discussion:

Lori Murch and Dale Cressey were at the meeting. Dale said that the existing steep bank has been regrade to a 5:1 slope. Wes Sunderland was at the meeting and confirmed that the existing unsafe condition has been addressed.

The Supplemental Conditions, Performance Standards and Standard Conditions that were prepared by the Board were reviewed and approved by Lori Murch.

A motion to approve the CUP with the Supplemental Conditions, Performance Standards for Lori and Byron Scott Murch and Standard Conditions to operate a mineral extraction pit on their property located at 358 Bridgton Road in east Baldwin as shown on Map 3, Lot 33-A was made and unanimously approved by all Planning Board members in attendance.

Meeting was adjourned at 7:26 pm.