

Baldwin Planning Board

Meeting Minutes 4/08/2021

Roll Call: Planning Board Members: Chairman David Strock, Jo Pierce, Matt Fricker, Matt Sanborn, Tracy Grisez  
Board of Selectmen: Dwight Warren, Bob Flint  
CEO: Wes Sunderland

Agenda:

1. Review of the 25 MAR 2021 Minutes
2. New Planning Board member: Tracy Grisez
3. Planning Board Elections
4. Entertain motion to adjourn

The Chairman called the meeting to order at 7:00 PM.

1. The minutes of the 25 MAR 2021 meeting were approved as written.
2. Tracy Grisez was appointed as a primary member of the Planning Board. Tracy is a lawyer licensed in Maine and N.H., and her practice encompasses estate planning, trust and probate, as well as real estate and title matters.
  - a. Nichol Ernst's term expired January 2021. David indicated Nichol would be stepping away as a PB member. The Board wishes to thank Nichol for his service to the Town of Baldwin, as well as his wit and wisdom.
  - b. Another candidate for PB is currently under consideration by the Select Board.
3. Election of PB officers: Matt Fricker, Chair; Jo Pierce, Vice Chair; David Strock, Secretary.
4. Jo Pierce initiated a discussion on CUP violations at Nature's Wilderness.
  - a. Signage: no signage has been placed at Rt. 113 and Senator Black Rd. The landowner has not been contacted for placement of signage.
  - b. The CUP states that Nature's Wilderness will consist of 492 acres and is not allowed to sell off or transfer any land that is part of the CUP (i.e., risk of creating a subdivision). 16 acres were recently sold to Jo Pierce (ref. Map 7 Lot 29). Wes will communicate with NW management as well as attorneys for prospective buyers of NW.
  - c. Wes has had a couple of contacts with management at Nature's Wilderness. The Selectmen have assigned Wes to bring Nature's Wilderness into

compliance with the CUP. We will report regarding any deficiencies to the Selectmen on or around May 1, when the campground is scheduled to open.

5. It was voted to adjourn at approximately 8:30 PM.

Submitted by: Matt Fricker