

Planning Board

Town of Baldwin

March 28, 2019

David Strock opened the meeting at 7:00 PM. Present were Matt Fricker, Matt Sanborn, Sue Olafsen, and Jo Pierce from the Planning Board. Lee Jay Feldman was there from Southern Maine Regional Planning and Development. CEO Wes Sunderland, Gerry Brown, Jim Dolloff and Dwight Warren were also in attendance.

Jo moved to waive the reading of the minutes of the previous meeting, seconded by Matt Sanborn and passed unanimously.

We talked about the Nature's Wilderness project. The holdover issues are:

- 1) The agreement on the town road called the Marston's Pond Road between the applicant and the Selectmen.
- 2) Emergency Plan involving evacuation in case of emergency and what to do in case of fire. The plan is to be signed and approved by Jason Brown.
- 3) Rules for governing campgrounds to be included in CUP

We will not be able to declare this application complete until all documents are sitting in front of us. We will not put Nature's Wilderness back on the agenda until all pending items are submitted.

The Chair called on Lee to present his review of the application. He stated that he had not received all the submissions that the Planning Board has. He thinks his previous concerns have been addressed. However, he has not seen attachments 1 through 14. He is concerned the off season use is not addressed in the application. David said he would address this in the permit.

Lee was concerned about page 2 second paragraph and page 6 Q. Those two contradict each other. Q will be kept in and this will be address in any final permit.

David does not want to change anything in the application. We will address the issues in the permitting.

David wanted the applicant to bring us seven notebooks with all the attachments. Gerry said only the cover letter has changed.

Matt Fricker wanted to know about the differences in acreages. There are references to 409 acres, 452 acres and then 157 acres of development area. Matt and David said the CUP would apply to the whole acreage. Matt talked about having a survey of the whole of map 7 lot 22. Problems will occur on the boundaries. We need to know where those are. It is not the Panning Board's job to settle boundary disputes.

There is only one Nature's Wilderness LLC and that is a Florida corporation which is licensed to do business in Maine.

Sue Olafsen wanted to know about quiet hours. What hours will ATVs be allowed to motor around and when will campers quiet down with no outside music and no gathering of larger groups for partying. Gerry asked for the board to impose those limits rather than have him make the suggestion. Lee pointed out enforcement would be a problem. Various limits were discussed.

Sue wanted to know if we can impose a limit to the number of people allowed on site. The Chair said yes but recommended we not mention a number.

Matt Sanborn wanted to know the status of Marston's Pond Road. He was assured it is still a public way.

Matt Fricker wanted to know about the traffic study. It seems to be talking about cars. He thinks we are dealing with RVs, travel trailers and fifth wheels. Gerry said to talk to the traffic engineer when he comes to the public Hearing.

David talked about parking spaces: Are they for RVs and other large vehicles? No, parking spaces are for cars only.

Matt F., page 3 The emergency preparedness plan seems a little vague to Matt. Gerry says he and Jason Brown are working on it. Matt talked about quiet times. Matt asked if Nature's Wilderness has any agreements with surrounding landowners for use of their property. If so they need to be incorporated into the Conditional Use Application. If we approve an application than it is for the land

covered by the application and does not overlap onto any neighboring property. Lee says ATV use would be limited to Map 7 Lot 22. If ATVs cross the boundary then the CUP would have to be amended because it would be an expansion of use. Matt, David, and Lee said we have to put a box around the land and limit the use of ATVs to that land.

Page 5 " ATVs will not be rented to campers." Who will be riding ATVs? Gerry said people will bring them.

Matt F. would like to see specific plans of swimming pool area and archery range.

Matt F. asked about a survey. David asked for the most recent survey. Gerry says we were sent it. NO one on the Planning Board got it.

We need from Nature's Wilderness in order to proceed with this application:

- 1) Signed agreement with the Selectmen on Marston's Pond Road
- 2) Written Emergency Preparedness Plan signed by Jason Brown
- 3) Most recent survey of Map 7 Lot 22
- 4) proposed quiet times for ATV use and for all campfires to be out and for other activities to be ended.
- 5) More detail on fencing and night security for pool. Note: archery will be dropped from the CUP
- 6) Attachments 1-14 must be received by Lee Feldman.

If Gerry can get the above documents to us prior to 3 days before the meeting (meaning close of business Monday April 8) then Nature's Wilderness will be put on the agenda for April 11. If anything is missing then they will not be on the agenda

Matt F moved we adjourn. Matt S seconded. Adjourned 8:55

Submitted by Josiah Pierce