

## Baldwin Planning Board Meeting Minutes

2/23/2023

- Jo called the meeting to order at 7:00pm
- Attendance: Jo Pierce, Matt Fricker, David Strock, Don Sharp, Mike Ustin
- Mike made the motion to approve the minutes for the 2/9/2023. Seconded by Matt and the Planning Board unanimously approved the minutes.
- Old Business

### Nature's Wilderness

Derek from Modern American Campgrounds, LLC, the new owners of Nature's Wilderness, presented a new plan for only 24 pull in and plug camp sites in Phase 2. This new plan replaces the Phase 2 plan that presented to the Planning Board at the January 26, 2023 meeting by Gerry Brown. Derek said that there will be no cabins constructed, each camp site will have a connection to a septic system and wells that have adequate capacity, the existing swimming pool will be replaced with a new swimming pool and all the new camp sites will be near the entrance to the campground, and the entrance to the campground on Marston Road ( a Town Road that is maintained by the Town) will be improved in accordance with Town standards.

Burnadette Monette, one of the abutting neighbors was at the meeting. She pointed out that that the property survey of the campground property was not correct because the survey included 7 acres of her property. Derek said that he work with Burnette and correct the survey.

Derek was asked to amend and resubmit the CUP application for Phase 2 to reflect the change of plan prior to a site walk. Derek agreed and the Board scheduled a site walk for Saturday, March 11, 2023 at 9:00 am with a backup date of March 18, 2023, followed by Public Hearing prior to the regularly scheduled Planning Board meeting on Thursday April 13, 2023. Derek was told that if the amended CUP application is not received by the March 9, 2023 Planning Board meeting the scheduled site walk will be canceled.

- New Business

### Fremont Woods

Don Kent, CEO, told the Board that Whistle Stop is thinking about constructing affordable housing on Lots 5 and 6 of the Fremont Woods Subdivision that fronts on Sand Pond Road. The Board members agreed that one single family home or one duplex could be built on each lot.

### West Baldwin Solar Station (WBSS)

Don Kent presented the Planning Board a letter that he received from West Baldwin Solar Station, LLC requesting an extension of the Conditional Use Permit (CUP) that was issued by the Planning Board on May 13, 2021. This CUP was extended for one year by the Planning Board on February 24, 2022. In the letter WBSS requested another one-year extension. During 2021 WBSS has obtained a Conditional Use Permit from the Town of Hiram, obtained a one-year extension from the Town of Hiram to June 8, 2023, received a Site Development Permit from Maine Department of Environmental Protection on July 29, 2021, received a Driveway/Entrance Permit from the Maine Department of Transportation on July 14, 2021, and received a Maine General Permit from the Army Corps of Engineers On June 11, 2021.

WBSS is currently waiting for CMP to complete the System Impact Study that being prepared by ISO New England, Inc. prior to the execution of Interconnection Agreement with WBSS. It is anticipated that tree clearing and construction will be started the first quarter of 2023.

There was considerable discussion amongst the Board member about granting another one-year extension. The consensus of the Board was that WBSS has obtained permits and is ready to start construction when the Interconnection Agreement and construction permits are obtained from CMP. David made the motion for the Board to grant the one-year extension that was requested WBSS and to amend Condition 4 of the CUP to allow multiple yearly extensions if the Board finds reason for an extension. Don seconded the motion and motion was unanimously approved by the Board.

- LD-2003

LD 2003 was passed by the State Legislature and signed by the Governor in April 2022. The law went into effect July 27,2022; however the requirements of the Law do not take effect until July 1,2023. The public comment period ends March 13, 2023. The goal of the new law is to alleviate the housing affordability issues in Maine by increasing housing opportunities. The Law requires towns and cities to increase housing density housing opportunities by allowing additional units on lots zoned for single family homes, and allows at least one accessory dwelling unit on lots with existing single family homes.

Jo asked the Board members for their thoughts. The Board members agreed that major changes would have to be made to the Baldwin ordinances. Matt said that this something that the Comprehensive Planning Committee should take on and that he would reach out to Lee Jay Feldman for his help.

Don Kent was questioned how he should proceed after July 1,2023. He asked if LD-2003 will take precedence over the Town ordinance and he would like to have a Guidance Paper that outlines how he should proceed.

- Planning Board Budget

The Selectmen have asked the Planning board to submit a budget request for 2023. The Planning Board budget appropriation for 2022 was \$5000. It was suggested that this should be increased to include the expenses for the preparation of the Town Comprehensive Plan in 2023. Matt said that he would send Jo a summary of the anticipated expenses for the Comprehensive Plan in 2003.

- Meeting adjourned at 8:40 pm