

Baldwin Planning Board Meeting

Minutes

June 1, 2023

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Joe Pierce, Matt Fricker, Don Sharp, Mike Ustin, Victoria Abramowska,
- Also in attendance: Bob Flint, Don Kent

OLD BUSINESS

LD-2003: Revisions to the Town of Baldwin Land Use Ordinance

1. Bob Flint presented the Planning Board a draft of the proposed revisions to the Land Use Ordinance that was prepared by Bob Flint and members of the LD-2003 committee.
2. The Planning Board reviewed each of the revisions and made a number of small editorial comments.
3. The Planning Board still thought the definition of ADU needed more work. Bob said that he would revise the definition of “dwelling unit” to include a more comprehensive inclusion of ADU.
4. This was followed by a discussion about the minimum area for an additional dwelling unit in the Highlands district. It was decided that 5 acres (1/2 of the minimum lot area) would be consistent with the ratio proposed for the other districts in Baldwin.
5. A motion was made by Mike to schedule a Public Hearing to be held on Saturday, June 17, 2023 at 4:30 pm for public comments on the proposed changes to the Land use Ordinance. The motion was seconded and unanimously approved by the Planning Board.
6. Al mentioned Quebec Cement, dust issues. He will talk to selectmen at their meeting.

Nature's Wilderness

1. Don Kent, CEO, asked whether having an inspection of a new septic system was a condition of the CUP. Matt said the inspection of a septic system would be the responsibility of the CEO not the PB. Don Kent said that since the campground is a commercial operation, he would have the State inspect the new septic system.
2. Bob suggested that Don Kent witness the State inspection.

NEW BUSINESS

Mass Gathering Ordinance

1. Bob requested that the PB put together a draft for mass gathering ordinance. Jo asked the Board members to review ordinances that other towns are using. Matt said that he would ask Lee Jay Feldman if he knew of a model ordinance.

Meeting was adjourned at 7:55 pm.