

**Baldwin Planning Board Meeting Minutes  
September 14th 2023**

Attendance: Joe Pierce, Mike Ustin, Victoria Abramowska, Matt Fricker, Don Kent CEO

Public hearing: Long Beach Marina

- light service, no body work, no lifts
- show contract every few years of the company that is picking up oil
- no storage of gasoline, below or above ground
- fire safety? Fire chief Steve Sanders confirmed there are no issues
- formalized hours: PB suggested Mon-Fri 7; Saturday 8-4 on, no Sunday
- road access needs to be clear/snow plowing
- lights: can be motion sensor controlled and only point downwards
- noise/dust/etc: forklift, will be looking into propane or electric
- no service on cars throughout the year
- well for water
- treatment pond
- staff is trained on what happens if there is an oil spill
- no salt water boats, only fresh water

Planning board meeting: Jo called the meeting at 8:53PM

Bob Flint came before the Planning board regarding his subdivision.

Mortgage company said that he and his neighbors are in a subdivision.

Bob got an engineer to plot out a map from the original deeds

Joe asked for drawings of buildings that show setbacks. Bob has all the information due to the permits. He will return with drawings of actual buildings on the map.

The board voted to waive a public hearing and the fee due to correcting something that happened a long time ago

Jeremy Carlisle - Cannabis Company came before the Planning board to give an update

Their engineer/surveyor is doing a lot split, trying to confirm with Don Kent and waiting on a response

Answers received from town lawyer

- Regarding the right way of way: this would not be an issue, it won't count as being too close to the church
- Regarding requirements about being a non-profit. Even if the state does not require it, the town can. Unless we change the ordinance, it will stay. Applicant has filed to become a non-profit
- Regarding state vs town license approval: this can be solved by either changing town ordinance or going to court. Applicant has a license to hold medical cannabis, so this won't be an issue

Adjourned at 9:22PM