

# ***Baldwin Planning Board***

## ***Meeting Minutes***

July 13, 2017

### **I. Call to order**

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:00 PM on July 13, 2017 at Town Hall.

### **II. Roll call**

Matt Fricker conducted a roll call. The following persons were present: Norm Blake, Jo Pierce, David Strock, Glen Reynolds, Nichol Ernst, and Matt Fricker. Also present were Selectmen Jeff Sanborn, Dwight Warren and CEO Wes Sunderland.

### **III. Approval of minutes from last meeting**

Matt Fricker read the minutes from the meetings on 6.8.17 and 6.22.17. The 6.22.17 minutes were revised, then both sets of minutes were unanimously approved.

### **IV. Open issues**

- a) Log Yard – Kyle Farrington, Owner, John Fortin, Lessee and Manager. Log Yard is being operated without a CUP. CEO is to inform appropriate parties that they are technically in violation of Land Use Ordinances.
- b) Shoreland Zoning – SMRPC can do entire Shoreland Zoning, including Wetlands Mapping package, for \$2,500 - \$3,000. This includes working with Planning Board and development of materials for Public Notice, Public Meeting and 2018 Town Hall. Article 59 at 2017 Town Hall provided \$1,000 for Shoreland Zoning, so need to ask for another \$2,000 for FEMA Flood Plain Mapping. Norm to get quote and present at next Selectmen’s Meeting. A vote was held to ask Selectmen to go to Town and ask for \$2,000 for purpose of bringing Shoreland Zoning up to date – unanimously approved.
- c) Maietta – Town is looking for a signed copy of the Performance Bond relative to the Maietta Pit. David Strock located Minutes from 1999 (see attached documentation) that references the signed bond being with Acadia Insurance.
- d) Community Center CUP (unsigned draft attached) – Discussion included: signage being attached to the building needing to be managed by agreements between Town and renters/lessees; parking for events of a set size possibly needing parking attendants; may need “no parking” signs; more outside lighting being installed in a subsequent phase of Community Center

development; while there are limitations due to the current number of 77 parking spaces, there is the possibility of overflow parking nearby, as well as the development of more parking spaces as time goes on; Insurance information required from applicant where Town is named as “additional insured” (Kurt Olafsen has addressed this). There will be a Public hearing on 8.10.17.

#### **V. New business**

- a) Harrington Property Setback – Nik Harrington applied for building permit and was initially told setback would be 75 feet. This was subsequently changed to 100 feet (see attached documentation). Discussion ensued on how to apply Shoreland Zoning Ordinance vs. Land Use Ordinance. Shoreland Zoning would specify setback at 75 feet for a body of water like Sanborn Pond, but Sanborn Pond is not noted in the Shoreland Zoning Ordinance Map so the SLZO does not apply. Even if it did, in a matter of conflict between SLZO and other ordinances, the more restrictive ordinance has priority. Land Use Ordinance is more restrictive at 100 feet for setback. It was noted that the Planning Board does not have jurisdiction on this issue and that resolution is up to the Code Enforcement Officer and Appeals Board.

#### **VI. Adjournment**

Norm Blake adjourned the meeting at 8:40 PM.

Minutes submitted by: Matt Fricker