

Baldwin Planning Board

Meeting Minutes

April 27, 2017

I. Call to order

Jo Pierce called to order the regular meeting of the Baldwin Planning Board at 7:00 pm on April 27, 2017 at the Baldwin Town Office.

II. Roll call

Matt Fricker conducted a roll call. The following persons were present: Planning Board members: Jo Pierce, Fred Miner, and Matt Fricker. Selectmen: Dwight Warren, Jeff Sanborn, Bob Flint. CEO Wes Sunderland. Others: Jason Brown, Jim Dolloff.

III. Approval of minutes from last meeting

Matt Fricker read the minutes from the 4/13/2017 meeting. The minutes were unanimously approved as read.

IV. Open issues

- a) Community Center – A draft of an in-process CUP for the Community Center was provided for discussion.
 - Plan should include ball fields in diagrams, for accuracy.
 - Think about ensuring adequacy of parking, especially once vendors start businesses in the Community Center.
 - Hours of operation should be specified.
 - Plan is to make progress on CUP and discuss further at next meeting.
- b) Nature's Wilderness – No representatives of Nature's Wilderness were present. Wes Sunderland, CEO presented a topographic survey with a location map (not to scale) that is of Nature's Wilderness done by Terradyn Consultants, dated February 2017. It shows an inside section of the property not showing any boundaries. No CUP accompanied the survey, but there was a copy of an email (attached) from Jeff Amos, PE at Terradyn to Wes Sunderland, CEO saying that Terradyn is working on a concept plan for the first phase Nature's Wilderness campground development and will try to get it to the town for the May 11, 2017 Planning Board Meeting. Nature's Wilderness is still in violation of Town Ordinances and a Stop Work Order is still in effect.

- Taffy Morgan spoke about issues she has experienced/concerns she has with Nature's Wilderness:
 - She is concerned about the blue- green algae collecting on Marston's Pond and a purported link between toxic blooms of blue-green algae and Amyotrophic lateral sclerosis (ALS), or Lou Gehrig's disease.
 - She has seen evidence of the purchase of gaming tables by the owner of Nature's Wilderness and is concerned about the use of Nature's Wilderness for poker tournaments
 - She has heard gunshots coming from Nature's Wilderness and seen reports of Nature's Wilderness offering a shooting range. It was pointed out by the Planning Board that any Shooting Range at Nature's Wilderness would have to comply with Section 10.10 Shooting Ranges, Land Use Ordinance of the Town of Baldwin, Maine (as of 3.11.17).
 - The Planning Board asked Fire Chief Jason Brown to evaluate both Senator Black Rd and Marston's Pond Rd. for adequacy and negotiability to handle fire trucks and Class A Motor Homes should there be any kind of fire event at Nature's Wilderness.
 - The topic of having dry hydrants at Nature's Wilderness was raised since campsites at will have fireplaces.
- c) D & D Oil – Dale and Debra Verrill were present with Scott Collins of St. Germain-Collins to discuss a CUP application for a proposed bulk oil storage facility. Scott Collins presented the plan. The following topics were discussed:
- More information required on size of dike
 - It was clarified that this would be a gated facility 75 feet off the road so that trucks could pull in while gate was being opened.
 - Dwight Warren pointed out that water pooling in the containment tank needs to be monitored (SPCC Plan – Drainage Log)
 - Lighting needs to be inward and downward to prevent light pollution. Some type of special lighting that deters light pollution was mentioned by Scott Collins.
 - Planning Board needs to see curb cut permit

- A revised drawing with full dimensions and measurements needs to be presented
- Vegetative screening to grow into coverage (e.g., white pines \geq 6 feet in height) needs to be planted all along Pequawket Trail where the property has been clear cut inside the narrow tree line.
- The plan should delineate fencing and where the shed is to be placed.
- Color of the storage tanks was requested to be dull (matte finish) rather than bright so as to be less noticeable.
- Loading and unloading times/activities need to be specified, along with hours of operation, leak detection plans, overflow alarms, etc.
- The revised CUP should be provided to the Planning Board by 5/11 so it can be reviewed prior to the public hearing scheduled for 7:00 pm. 5/25. A site visit was planned for Saturday 5/20 at 9:00 AM

V. New business

- a) Fred requested a longer table and more comfortable chairs for the Planning Board ;-)).

VI. Adjournment

Jo Pierce adjourned the meeting at 7:55pm.

Minutes submitted by: Matt Fricker

Wes Sunderland

From: Jeff Amos [jeff@terradyconsultants.com]
Sent: Wednesday, April 26, 2017 9:25 AM
To: wsunderland@roadrunner.com
Subject: Natures Wilderness

Hi Wes,

I just had a conversation with Scott & told him that we will put together a concept plan for a first phase of campground development and will try to get it into the town for the May 11th meeting. At the meeting, the board will provide comments & we will make adjustments based upon feedback & then design it. I explained that this first phase would require MDEP stormwater permitting & that MDEP will take 4 months to review & approve it (including the completeness review).

Let me know if you have any questions.

Jeff Amos, P.E.
Terradyn Consultants, LLC
P.O. Box 339
New Gloucester, ME 04260
Ph. 207-272-7571
Fax 207-221-1317