

Baldwin Planning Board

Meeting Minutes

January 11, 2018

I. Call to order

Norm Blake called to order the regular meeting of the Baldwin Planning Board at 7:00 PM on January 11, 2018 at the Baldwin Town Hall.

II. Roll call

Norm conducted a roll call. The following PB members were present: Norm Blake, Jo Pierce, David Strock, Nichol Ernst, and Matt Fricker. Selectmen Dwight Warren and Jeff Sanborn were present, but Wes Sunderland, CEO, was not there.

III. Approval of minutes from last meeting

Matt read the minutes from the last meeting, 12/28/17. The minutes were approved as read.

IV. Open issues

- a) Nature's Wilderness: Gary Brown called Jo to say the engineer from Terradyne, Jeff Amos, cannot come to the Planning Board meeting tonight. So he will not come either. It is being entered into the minutes that once again they had scheduled to come and then did not.
 - It was noted that Nature's Wilderness is advertising on the Internet as an Airbnb.
- b) Shore Land Zoning Ordinance (SLZO):
 - VOTE: Unanimous approval of following Article: To see if the Town will vote to approve the changes to the Land Use Ordinance dealing with Shoreland setbacks and agriculture and timber harvesting in the Shoreland Zone. The specific changes to the Baldwin Land Use Ordinance are as follows:
 - Section 6.2 E Standards in the Highland District
 - Setbacks from the normal high water mark: change to 75 feet from 50 feet
 - Section 6.3 E Standards in the Rural District

- Setbacks from the normal high water mark: change to 75 feet from 100 feet
- Section 6.4 E Standards in the Village Commercial District
 - Setbacks from the normal high water mark: change to 75 feet from 100 feet
- Section 6.1 C Permitted Uses in the Natural Resource Protection District.
 - Add Agriculture and Timber harvesting
- Section 6.1 C Conditional Uses in the Natural Resource Protection District
 - Strike timber harvesting
- It was determined that the PB will hold (until continued Public Hearing is completed on 1/25/18) on submitting an article to the Town which would recommend adoption of the SLZO as presented by the PB.

c) Community Center parking was discussed.

V. Adjournment

Norm Blake adjourned the meeting at 7:30 pm.

Minutes submitted by: Matt Fricker