

Baldwin Planning Board

Meeting Minutes 02/27/2020

I. Call to Order

Strock called the meeting to order at 7pm

II. Continuation of public hearing for Nature's Wilderness, LLC

Jo Pierce recused himself. Strock resumed the public hearing at 7pm stating that Nature's Wilderness has revised the plan since the past public hearing(s). Nature's Wilderness presented new documents and discussed a smaller campground. 172 sites total, no longer utilizing Deacon Road. Developed three construction phases.

Phase 1: Site 1 contains 60 sites. 19 RV sites and 41 cabin/tent/small RV sites. Discussed only 19 large RV's at any one time and most traffic would be pick-up trucks and passenger cars. Includes updates to stormwater pond, retrofits dry hydrant connections, swimming pool, improvements to the Marston's Road from the intersection of Senator Black road to campground. Nature's Wilderness has agreement from neighbors on Marston's pond road to upgrade road, also claim they have had discussion with Road Commissioner. Discussed signage on Senator Black Rd to warn of curves and congested areas to warn traffic. Discussed putting together this signage with the guidance of the traffic engineer.

Phase 2: includes 67 additional sites. 39 RV sites and 28 cabin/tent sites. This phase will also include the club house, sewer dump stations and the stormwater upgrades to Marston's pond.

Applicant discussed doing a traffic study between each phase in order to assess if they need a DOT traffic permit and will share with the town to prove that the numbers presented are in fact accurate.

Phase 3: 45 RV sites. Three dead-end roads described as "3 mini-phases".

All roads in the campground will be wide enough for two RV's to pass, also have pull outs every 500 ft.

Public supported the smaller number of campgrounds. One neighbor discussed liking the signage, but challenged the "congested" sign. One neighbor asked for the ability to follow up with applicant if need different signs. Another neighbor asked about still hearing motor racing and loud noises. Neighbor on Marston's Road talked about how any motorized activity has been respectful, starts after 10am, doesn't go late etc. Neighbor shared that he is relieved to hear that the land is becoming a campground and he would rather see it as that then a subdivision or a lot of houses. Voiced appreciation for the phases and the traffic study. Another neighbor talked about how there is no noise ordinance in Baldwin and maybe there should be. Brown stated that there will be no racing or loud engine noises when it is working as a campground.

Ernst asked about “live music” referenced in the application. Brown stated that campground typically have live music on the weekends to entertain guests. A brief discussion ensued about conditions around noise when reviewing the application. Fricker asked about DOT permit and DEP permit. Amos stated that with the number of sites there is no DOT permit required. Once there is over an acre of impervious area added there will be a requirement for a DEP permit. Fricker asked for clarification of what licenses/permits are necessary to begin operation. Brown stated a campground license from the state and fire marshal inspection and public drinking water evaluations every 6 months. Fricker asked Teresa if her concerns brought up in earlier meetings were satisfied, she stated that it is a leap of faith but appreciated the good faith efforts from the applicant. A member of the public asked why Lee Jay Feldman from SMCPPO was not present. Strock stated that he was invited but not able to attend. Public asked if the board would deliberate the application without getting feedback from Feldman. Strock asked Nature’s Wilderness if they intended to sell off any of the 400+ acre lot. Brown stated that no, the entire lot would be a campground. Ben Thompson Director of Cumberland County Regional Assessor brought up the application from the planning board that has been received and asked that he be included sooner in the process in order to be able to assess projects. Discussion ensued about how phasing and approval might work. Discussed the improvements proposed to Marston’s Road. Amos stated that the DEP permit requires a public meeting for abutter’s. Ernst asked why they needed a DEP permit, as they stated earlier they did not need one. Applicant clarified that DEP permit is required for phase 2 and 3, but applicants want to do it now. Strock asked that that public hearing attach to a planning board meeting and also that all the documents submitted today be submitted electronically so they can get to Feldman. Fricker asked if there are still boundary disputes with abutters. Brown stated that not relevant to this project, Fricker asked if it is still a concern. Brown clarified that it has nothing to do with the campground and he would prefer not to speak about it at this meeting. Strock stated it can be a discussion and can be part of the conditions. Discussion about trail system on larger property. Neighbor discussed concern about noise related to this. Brown stated that driving on any roads or trails in Maine, even if on private property, have to follow state laws. Question was asked about who would police vacationers and their ATV use etc.

Public hearing ended at 8:05pm

III. Roll Call

Jo Pierce, Nichol Ernst, David Strock, Matthew Fricker, Matt Sanborn Selectmen
Dwight Warren CEO West Sunderland

IV. Reading of the Minutes From Last Meeting

Did not occur

V. Open Business

- a. Planning Board discussed trying to have Feldman here for the next meeting and to have it coincide with the public hearing required for the DEP permit. Nature's Wilderness LLC will notice the meeting for their purpose. Discussion about needing resolution soon, as in hopefully the next two meetings. Discussed trying to do this meeting for the 12th.

VI. New Business

- A. Van Hertel Sr. application for a subdivision. Strock stated that the parcel was purchased from Van Hertel Jr. in 2019. Discussed that if a piece of property is divided three times it becomes a subdivision. Stated that we need to know the origin of the "mother lot" which is the largest parcel that has been intact for five years. This issue was proposed to the developer and no further information has been received. Ben Thompson, the assessor, stated that a deed was written in 1958, but not recorded until 1992. Remained 3 separate lots for a long time. The 1958 deed made it two separate lots. The two on the east side of Freemont were one lot. When Van Hertel Jr. sold them, they were sold as three separate lots. Then there was a sale to Fuller at some point. So the lot to the west of Freemont Rd was split three times, which means that to build on any of those three lots need to come with a plan for a subdivision for the whole mother lot. Revisit of definition of a subdivision to understand that any one lot becoming 3 lots has to be a subdivision in order to build.
- B. Town of Baldwin Dogs and other animals ordinance
The current selectmen would like to take the animal control ordinance out of the land use ordinance. Discussed that any change to the land use ordinance needs a public hearing, so this can not happen prior to this year's town meeting.

VII. Adjournment

Pierce made a motion we adjourn at 8:40pm, Sanborn seconded. Voted unanimously.

Submitted by: Nichol Ernst