

Baldwin Planning Board Meeting Minutes 3/14/2019

I. Call to Order

Strock called the meeting to order at 7pm

II. Roll Call

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

III. Reading of the Minutes From Last Meeting

Pierce proposed that we approve the minutes from the last meeting as emailed. Fricker seconded. Voted unanimously.

IV. Open Business

- A. Sue Olafsen and Matthew Fricker confirmed that they had read and reviewed the FOAA FAQ's. This confirms that the entire board has now completed this assigned topic.
- B. Strock stated that Brown has full CUP available for this evening to be reviewed prior to the March 28th meeting. Brown presented the revised CUP to the board. He also stated that Jon Witten should have provided a copy to Lee Jay Feldman and Brown will make sure. Strock asked about agreement regarding the road with the town. Warren stated that the agreement is not yet in place.
- C. Town Fire Chief Jason Brown was present. Discussed looking at the dry hydrant and how it will hook up to Baldwin town fire equipment. Jason Brown discussed Marston's pond being too shallow for a pump. However, can use Marston's pond. Discussed putting a dry hydrant in the stone retention pond and he feels this is sufficient, especially as they usually show up with many thousand gallons of water in the trucks already. Advocated for testing the dry hydrant once installed. Stated that sustaining 700-800 gallons/minute would be more than sufficient. Mentioned discussion of an evacuation plan and people trying to leave the campground will impede emergency vehicles. Recommended any area for congregation of campers if an emergency rather than everyone trying to leave. Strock brought up the importance of fire Chief Brown working with Nature's Wilderness to ensure that fire equipment can navigate safely on interior roadways in the campground. If roads need to be wider than we need to know now. Strock stated that we want Chief Brown to sign off on feeling that the internal roads are navigable. Strock also discussed adequate on-site fire suppression (fire extinguishers etc.) Sanborn asked about whether internal roads would be one-way or two-way. Brown stated that most roads are two-way. Discussion ensued

regarding if Natures' Wilderness wants to expand in the future or do something with the remaining land of the lot would they need to come back into the planning board for approval? Consensus, and review of minutes from last meeting where Lee Feldman was present, supports that any change would in fact require revisiting the application with the planning board.

Discussion also ensued about clients of the campground crossing the property boundary of a private land owner, and are they allowed to walk there without that landowner getting a CUP? Is there a duty to warn them as they are crossing a boundary into a land that is not insured should they have an accident? Olafsen brought up noise and quiet time. Brown referenced ACA guidelines that were supposed to be included in the CUP.

V. New Business

- A. Any ramifications from town meeting---Gerry Brown is now a selectmen. The question was raised by Strock whether or not this raises any questions re: his business before the board. Selectmen Warren stated that they spoke with the Maine Municipal lawyer who stated that there is no conflict of interest as he is a private citizen when sitting before the board. If it becomes an issue for selectmen then he needs to recuse himself.
- B. A letter from Maine Historical Preservation Commission asking about historical property being preserved in Baldwin. Letter was passed on to Baldwin historical society.

VI. Adjournment

Motion to adjourn was made by Sanborn, seconded by Ernst. Meeting adjourned.

Submitted by: Nichol Ernst