

Baldwin Planning Board

Meeting Minutes 11/12/2020

Roll Call: Planning Board Members: Chairman David Strock, Jo Pierce, Matt Sanborn, Matt Fricker, Bob Flint
Board of Selectmen: Dwight Warren
CEO: Wes Sunderland
Others: Members of the public
Bill Thompson of BH2M Inc. for Sand Pond and Freemont Woods Developments

Agenda:

1. Review the minutes of the last meeting
2. Review status of Sand Pond Woods and Freemont Woods subdivision applications.
3. New Business
4. Entertain motion to adjourn

The Chairman called the meeting to order at 7:01 PM.

1. The minutes of the 22 Oct 2020 meeting were approved as written.
2. The Board reviewed the two letters from BH2M with attached site plans with Final Plan submissions for Freemont Woods and Sand Pond Woods subdivisions. The Chairman issued a receipt to Bill Thompson for his submissions. The board found several issues that still required addressing with the submissions before a vote could be taken for final approval.
 - a. The tree growth withdrawal fees/penalties had not yet been paid. Bill Thompson of BH2M stated that he had received an estimate of \$6841.00 that needed to be paid.
 - b. The board reviewed the letters Van Hertel attached to the BH2M submissions stating that an effort would be made to sell lots closest to existing power poles first to minimize the cost of extending electrical service within the subdivisions. The board explained that this was not considered sufficient and an estimate from CMP to install poles to all lots would be required along with a bond or letter of credit for that amount to be posted with the town to ensure all lots have electrical service. The site plans needed to be updated to show the locations of the future CMP poles.
 - c. The board voted to waive the requirement for a storm water management plan.

- d. The board voted to waive the requirement for an erosion and sedimentation control plan.
- e. The board voted to waive the requirement for a plan to detail the locations and method of disposal of land clearing and construction debris.
- f. The board voted to waive the requirement for the developer to submit a list of estimated annual and capital costs as listed in para 8,2 S.
- g. The Chairman stated that he would complete para 8.1 I, notification of various municipal offices concerning the characteristics of the subdivisions and request their comments on their departments ability to accommodate the proposed subdivisions.
- h. The Sand Pond Woods subdivision plan needs to have a note that for Lot 7, no driveway access directly onto Route 107 is permitted.
- i. The locations of shared driveways in both subdivisions need to be staked out prior to approval and reflected in deeds.

The board put off a vote of final approval pending receipt/completion of the above.

3. The CEO, Wes Sunderland, provided the planning board with a site plan for a 90 acre solar farm on land owned by Steve Estes. The board discussed that this development was significantly larger than the others either under construction or being discussed. Jo Pierce took action to look for consulting services for the town with regards to solar farms.
4. The Chairman asked if members were still comfortable with meeting in-person or was there a desire to return to on-line meetings as a result of the worsening COVID-19 pandemic. It was decided to hold the next meeting in-person and defer the question on future meetings.
5. It was voted to hold the next two meetings on 3 and 10 December respectively. These would be the last two meetings of the calendar year.
6. It was voted to adjourn at 8:30 PM.

Submitted by: Bob Flint

