

Town of Baldwin, Maine Planning Board

Minutes from April 23, 2026, Planning Board Meeting

Following the Public Hearings for Emerald Trail LLC and Jamie MacDonald revised Subdivision Plan for Map 5 Lot 14, Matt Fricker called the regular Planning Board meeting to order at 7:24 pm.

Board Members Present

Matt Fricker, David Strock, Don Sharp, Merhiella Crawford, Mike Ustin and alternate Mike Allen. A quorum was established.

Also Present

Selectboard Members Bob Flint and, Kent Whitten CEO, Mike Atkinson (Manager of Emerald Trail LLC), James MacDonald, Faruk Celig (owner of Map 5 Lot 14), and Barrett Takesian (Celig's Project Manager).

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Minutes

A motion was made by Mike Ustin and seconded by Merhiella Crawford to approve the minutes of the April 9, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were approved (David Stark abstained).

1. OLD BUSINESS

Emerald Trail LLC:

Mike Atkinson presented a revised site plan and additional information that many of the questions raised by the Planning Board at April 9th planning Board meeting and the April 18th site walk. Matt Fricker handed out a draft of the proposed Conditional Use Permit to the Planning Board members for review, comments and suggestions. The following revisions were suggested.

1. Add "and drive" to end of sentence.
2. Add name of Road Commissioner "Chris Harrington". It noted that the Road Commissioner may require placement of additional gravel at the intersection of Deacon Road and Route 113.
3. Mike Atkinson suggested and the Board members agreed that "landscape" be replaced by "existing vegetation".
4. No change.
5. No change.

6. The applicant agreed that 130 feet existing vegetation buffer be maintained along Deacon Road.
7. The applicant asked that “game fence” be replaced with “agriculture fence” to allow the passage of small wildlife. The Board members agreed.
8. The Board members agreed that a signoff from the Fire Chief is needed prior to issuance of a Building Permit.
9. The applicant asked that “or equivalent fire fighting resource alternative” be added after the word “cistern”. Board members suggested that the property owner may need to get involved.
10. Board members asked that emergency contact number be included on the sign.
11. Board members asked that the Town of Baldwin be included as an additional insured.
12. The applicant asked to reword the condition as follows: “Provide insurance binder for general contractor and local contractors as necessary”. The Board members agreed.
13. No change.

The following conditions 14 through 19 were added by Board members during the meeting.

14. The Town shall be provided with contact information. The Town must be notified if any contact information is changed.
15. There are to be no battery charging facilities on the site.
16. Residents on Deacon Road to be notified about construction activities. A monthly schedule shall be provided.
17. In the event the applicant receives a wetlands survey requiring modification to the placement of the project, the applicant shall resubmit a revised plan to the Planning Board for review.
18. Construction may not begin until the applicant receives a Decommissioning Permit from the State.
19. The applicant or any subsequent project operator shall notify the Town of Baldwin and submit the name of the owner of the project and their contact information, and the name and contact information of any company contracted to monitor and maintain the project.

David Strock made the motion to approve the conditions of the CUP as discussed at the Planning Board meeting. The motion was seconded by Mike Ustin, and the motion was unanimously approved by the Board members.

MacDonald Revised Subdivision:

Jamie MacDonald presented the Board, a new subdivision plan that was revised by Sebago Technics to show the clarification that Town Farm Road divided Map 5 Lot 14 into two lots, (lot 2A and Lot2B).

David Strock made a motion to waive the review fee. The motion was seconded by Don Sharp, and the motion was unanimously approved.

David Strock made a motion to accept the clarification that was made to the original subdivision plan. The motion was seconded by Don Sharp. The motion was unanimously approved. The plan was signed by Board members and advised Jamie that he has 90 days to file the revised plan with the County

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2. NEW BUSINESS

Faruk Salik appeared before the Board with his project manager to discuss the possibility of constructing 12 tiny homes on Map 5 Lot 2B, located at the end of Deacon Road. He said that the tiny homes will have 400 square feet, mounted on wheels and located on gravel pads for short term rental. Faruk questioned if the project can be considered as a campground or whether a major subdivision would be needed. The definition of a campground was read from the Land Use Ordinance and the Planning Board indicated that the project did not sound much like a campground. The Board told him that he should review the Town ordinances with his engineer to decide how to proceed with the project.

3. MEETING ADJOURNMENT

Meeting was adjourned at 9:23 pm.

DRAFT