

Town of Baldwin, Maine Planning Board

Minutes from August 13, 2026, Planning Board Meeting

After the Public Hearing for the Nate Duke CUP, Jo Pierce called the regular Planning Board meeting to order at 7:06 pm.

Board Members Present

Jo Pierce, Don Sharp, Mike Ustin, and Mike Allen. A quorum was present.

Also Present

Selectboard Member Bob Flint, CEO Kent Whitten and Nate Duke.

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Minutes

A motion was made by Mike Ustin to approve the minutes of July 23, 2026, Planning Board meeting, that were prepared by Don Sharp. The motion was seconded by Mike Allen. The minutes were unanimously approved.

1. OLD BUSINESS

Nate Duke CUP

A motion was made by Mike Ustin to approve the CUP with the following conditions.

1. The business will be conducted in an existing 12 feet by 28 feet shed located on the property. No new construction is proposed. An electric service to the shed may be installed in the future. No sitework or earthwork will be done.
2. Hours of operation will be between 9:30 am and 6:30 pm.
3. No customer visits are anticipated. Nate may have one nonresident employee. There are two existing dedicated parking spaces located near the shed for Nate and one employee.
4. Receiving shipping and transfer of firearms, firearm parts and accessories may be made between business hours and will be consistent FFL requirements.

5. There will be a maximum of 40 firearms on site. There will be no bulk storage of ammunition, powder or primers. There will be no ammunition manufacturing or reloading on-site.
6. There will be no firing range or discharge of firearms on-site or at a local pit. Testing of firearms will be conducted off-site at a licensed facility.
7. Security cameras monitored by the owner and solar powered lighting will be mounted on the shed.
8. Exterior signage will be as required by ATF and shall be mounted above the garage door or shed entrance. The maximum size of the sign shall be less than 20 square feet.
9. The application for the CUP and the Standard Conditions for Conditional Use Permit was attached.

The motion was seconded by Mike Allen, and the motion was unanimously approved. The CUP was signed by Nate Duke and the Board members present at the meeting.

Noise Ordinance

Next the Planning Board reviewed a draft Unreasonable Noise Ordinance that Kent Whitten and Matt Fricker prepared. Jo suggested that the word “Unreasonable” be removed from the title and made the motion that revised ordinance approved. This was followed by a discussion between Board members. Don said that the ordinance did address annoying repetitive noises like noises resulting from “tire burning” that the residents of the Sand Pond complained about at previous Planning Board meetings. The motion was not seconded and was tabled for further discussion at future Planning Board meetings.

2. NEW BUSINESS

Subdivision Moratorium

Bob Flint said that the Selectboard is waiting for comments from the Town Attorney regarding a moratorium on subdivisions.

3. MEETING ADJOURNED

Meeting adjourned at 7:39 PM.