

Town of Baldwin, Maine Planning Board

Minutes from August 27, 2026, Planning Board Meeting

Matt Fricker called the regular Planning Board meeting to order at 7:00 pm.

Board Members Present

Matt Fricker, Jo Pierce, Don Sharp, Merhiella Crawford, and Mike Allen. A quorum was present.

Also Present

Selectboard Member Bob Flint, Jim Dolloff, CEO Kent Whitten, Jamie Garland.

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Minutes

A motion was made by Jo Pierce 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

Sand Pond Subdivision

Jamie Garland from Main-Land Development Consultants Inc. presented A sketch plan for 5 lot minor subdivision on Tax Map 4, Lot3. The lot is located on the western side of Sand Pond Road just south of the intersection of Sand Pond Road and Wentworth Road. The lot is approximately 40.67 acres. Jamie that the owner intends to retain one lot and subdivide the remaining property into 4 lots, ranging in size from 3.47 to 12.04 acres. The subdivision will have a private road off Sand Pond Road.

Board members suggested that the new road within the subdivision be constructed in accordance with the Town standards, and a cul-de-sac be provided at the end of the private road. Board members questioned if the unimproved section of Sand Pond Road will be improved by the applicant or the Town. Bob Flint said that the improvement of a Town road would require a vote from the public at a Town Meeting.

Don Sharp said that the Baldwin Subdivision Ordinance limits the number of lots in minor subdivision to four lots, and a five-lot subdivision would be major subdivision. Jamie said that since the owner is retaining a lot, only four lots would be offered for sale as a minor subdivision. Jamie said that he would provide some documentation that supports this.

Following this a site walk was scheduled for 9:00 am on September 19, 2026. Jamie said that he would provide flagging and stationing along the alignment of the proposed private road.

Flying Squirrel

Matt reminded the Board that the Flying Squirrel CUP will expire on September 12, 2026, and the Building Permit has expired after 18 months. The Board needs to see a detailed site plan before a time extension for the CUP could be considered.

Noise Ordinance

Matt said that he will be working with Kent to finalize the noise ordinance to include the limitation of continuous repetitive noises.

Subdivision Moratorium

Bob Flint said that the subdivision moratorium is still on track, and he is waiting for a review of the language of the moratorium from the Town attorney.

2. NEW BUSINESS

There was no new business.

3. MEETING ADJOURNED

Meeting adjourned at 8:16 PM.