

Town of Baldwin, Maine Planning Board

Minutes from February 12, 2026, Planning Board Meeting

After the Final Public Hearing for Stony Brook Subdivision the Planning Board meeting was called to order by Jo Pierce at 7:15 pm.

Board Members Present

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

Also Present

Selectboard Members Jim Dolloff, Bob Flint, and Dale Minor; and Kent Whitten CEO, Douglas Stanely, Jim Seymour PE.

Minutes

A motion was made by Mike Ustin and seconded by Matt Fricker to approve the minutes of January 22, 2025, Planning Board meeting, that were prepared by Don Sharp. Minutes were unanimously approved.

1. NEW BUSINESS

There was no new business.

2. OLD BUSINESS

Stony Brook Subdivision

The Planning Board reviewed the comments that were made during the Final Public Hearing. Merhiella reviewed the final subdivision application checklist and found the application to be complete. Jim Seymour said that note 9 that says:

“Any future creation of any added lot division line, or lots for sale from within this subdivision, or addition of any residential dwelling(s) beyond the six (60) overall dwelling units approved, will require review and subsequent approval of an amended plan by the Planning Board”

Jim also said that a metes and bounds description of the 3.28-acre parcel of land that taken out of Lot 2 was added to the subdivision plan Jo said that the Planning Board needs to see a deed for the parcel subdivided out. Jo also said that the applicant needs to submit the final application fee, \$15,000 review fee and 2% of estimated construction costs as required by the

subdivision ordinance. Douglas Stanley requested that the private road within the subdivision be known as Douglas Way.

Further discussion about the subdivision was tabled until the next Planning Board meeting On February 26, 2026.

3. DISCUSSION WITH CODE ENFORCEMENT OFFICER

Kent Whitten submitted 5 emails and memos to the Planning Board for discussion with the Planning Board. Each of these emails were discussed.

1. Letter from David Lowrey stated that State Law takes precedence over Local Ordinances. Selectmen directed the Planning Board to follow Local Ordinances.
2. Kent's memo suggested that the Stay for Good subdivision application could be treated as a "transient retreat". Matt pointed out that the Baldwin Subdivision Ordinance does not include "transient retreat".
3. Kent's email suggested that the Town hire a Town Planner. Matt said that the Planning Board and Code Enforcement Officer need to work together when needed, and the Planning Board could bring in a firm like Southern Maine Planning and Development Commission to help when needed. Don Sharp said that he was concerned about what could happen when development pressures impact Baldwin in the future and suggested that the Planning Board conduct a workshop that is open to the public to discuss some of the things that could be coming to Baldwin. He said that he would be willing to chair the workshop in April. Matt followed this by saying that there are a lot of things in the new Comprehensive Plan that the Town and Planning Board need to consider and prepare a list of the things that need to be addressed.
4. Next, Kent presented a memo that addresses the preservation of the habitats of Branded Turtles.
5. Kent said that the Board needs to make some decisions regarding revisions to the Baldwin Shorelands Zoning Map and Ordinances. He asked if the Board is going to accept the revised map and ordinance or keep the existing map and ordinance. Don said that he would prepare a Statement of Work and action plan for the Planning Board.

4. MEETING ADJOURNMENT

Meeting was adjourned at 8:20 pm.