

# Town of Baldwin, Maine Planning Board

## Minutes from February 26, 2026, Planning Board Meeting

### **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, and Bob Flint; and Kent Whitten CEO, Douglas Stanely, Jim Seymour PE, Cheri Dunning, and Laurie Downey.

### **Minutes**

A motion was made by Mike Ustin and seconded by Matt Fricker to approve the minutes of February 12, 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**

Jim Seymour said that a deed description for the parcel of land that will be coming of the 3.28-acre parcel of land that will be taken out of Lot 2 has been prepared and will be filed with the County once the subdivision has been approved.

Douglas Stanely submitted 2 checks to the Board, (\$470 to cover the Final Application fee, and \$2500 that is 2% of the estimated site construction cost).

Merhiella Crawford made the motion to approve the Stony Brook Subdivision. Matt amended the motion to include “after the deed description has been filed. The amended motion was then approved by all voting Board members present, and the Subdivision Plan was signed by several Planning Board members.

## Shoreland Zoning Map and Ordinance

Don Sharp presented a study that he made that described the origin of the limits of the Resource Protection Area shown on the current Baldwin Shoreland Zoning Map and the extent of the Resource Protection Areas that will be lost if the proposed shoreland zoning map that was prepared by Archipelago Law of Portland Maine is adopted. The Limits of the Resource Protection Area shown on the current Baldwin Shoreland Zoning Map originated from the National Wetlands Inventory (NWI) map prepared by the United States Fish and Wildlife Service (USFWS) and was later adopted by the Maine Department of Inland Fisheries. Don pointed out that the NWI map includes forested wetlands in freshwater wetlands that are shown on the map. The map prepared by Archipelago Law only shows the minimum State requirements for shorelands protection of great ponds and streams. In essence the Resource Protection areas have been eliminated from Archipelago's map.

Bob Flint said that the reason that the Selectmen asked Archipelago to prepare the revised plan was to resolve the inconsistencies between the Town's current Shoreland Zoning Map and Shoreland Zoning Ordinance that Town's Code Enforcement Officers have been trying to resolve. The definition of Freshwater Wetlands in the Baldwin Shoreland Zoning Ordinance includes the wording "other than forested wetlands". Recent applicants have argued that forested wetlands are excluded from Resource Protection areas and can be developed.

After Don's presentation there was considerable discussion amongst the Planning Board members concerning the loss of Resource Protection areas. Matt Fricker said that the loss of Resource Protection areas would open-up environmentally sensitive areas for development that would not be in agreement with the new Comprehensive Plan that has been approved by the town.

Don suggested that the easiest way to solve the problem is to eliminate the words "other than forested wetlands" from the definition of Freshwater Wetlands.

Jo concluded by saying that the Board has a lot to consider and needs to have further discussions before any decisions can be made.

### 3. MEETING ADJOURNMENT

Meeting was adjourned at 8:24 pm.