

Town of Baldwin, Maine Planning Board

Minutes from January 22, 2026, Planning Board Meeting

After the Public Hearing for Stony Brook Subdivision the Planning Board meeting was called to order by Jo Pierce at 7:05 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, Katie Palmatier, Jamie Garland PE, John W....

Minutes

A motion was made by Merhiella Crawford and seconded by Mike Ustin to approve the minutes of January 8, 2026, meeting, that were prepared by Don Sharp, minutes were approved.

1. NEW BUSINESS

John W..... asked the Board if he could put a sign on his residential property on Douglas Road for his manufactured home business that is required by the dealer and State. John said that business is a home occupancy business. The Board determined that he did not need a Conditional Use Permit (CUP) for the business and could put a sign. Jo said that the Town does not have a sign ordinance but has set a precedence that signs should not be more than 20 square feet. Matt suggested that a small sign be hung below his mailbox.

2. OLD BUSINESS

Stony Brook Subdivision

Jim Seymour described the improvements that will be constructed with the major subdivision. The Planning Board reviewed the comments that were made during the preliminary Public Hearing. Jo requested that the applicant submit pdf of the preliminary application and plan on a thumb drive. Don asked if a landscape plan is required. Jo said that a landscape plan is not required. David Stock suggested that a note be added to the plan to say that the property will be retained by one ownership. David was concerned about what is going to happen in 5 years and adding ADUs. Jim said that if anything is going to be changed the subdivision would have to come back to the Board. Jim also said that State law only permits ADUs on a single-family lot. Merhiella made the motion to approve the

preliminary plan. The motion was seconded by Mike Ustin and unanimously approved by the Board. A final Public Hearing was scheduled for February 12, 2026. A notice of the meeting will be published in Your Shopping Guide and sent to adjoining property owners.

Stay for Good

The Board received a letter from the CEO suggesting that there is another way of dealing with the subdivision, that is to look at the units as Transient Lodging units. Jo had a concern about what is going to happen with the units down the road. Katie said that her initial plan was to construct foundation-based units with 750 square feet, a kitchen, bathroom, washer and dryer, that could later be converted into single family homes. She said that if she looked at them as camping units, she would probably need four RV type units. Katie said that another option could be to subdivide the property into two lots, keeping a two-acre lot in the Rural District for a year-round single-family home and keeping the 2 seasonal units in a lot in the Highlands District. Jo said that the units in the Highlands District could be in separate ownership, possibly a LLC could be set up. Jamie had a concern about considering the lot in the Highlands District as a campground. Jo said that campsites should have a minimum of 500 square feet. Katie said that she has a lot to think about as she moves forward.

Conflicts between State Law and Town Ordinances

Members of the Planning Board members and CEO received a letter from the Selectboard giving the Planning Board and the CEO directions about how to handle conflicts between State Law and Town Ordinances. Basically, the letter said that the Planning Board and CEO are to first enforce the Town Ordinances even if Town Ordinances are not in agreement with State Law.

Statement of Work (SOW) for GIS Mapping

Bob Flint said that he would be emailing the Board members a draft of the SOW for a review and comments.

3. MEETING ADJOURNMENT

Meeting was adjourned at 8:55 pm.