

Town of Baldwin, Maine Planning Board

Minutes from July 23, 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, David Strock, Merhiella Crawford, and Mike Allen. A quorum was present.

Also Present

Selectboard Member Bob Flint, CEO Kent Whitten

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Minutes

A motion was made by Merhiella Crawford to approve the minutes of the July 9, 2026, Planning Board meeting, that were prepared by Don Sharp. The motion was seconded by Jo Pierce. The minutes were unanimously approved.

1. OLD BUSINESS

West Baldwin Solar (Glenvale Solar)

The Planning Board reviewed Glenvale Solar's request for a one-year extension of their CUP. The following was considered.

- On May 14, 2026 the Planning Board granted a short time extension of the CUP.
- The Town of Hiram granted a time extension until June 8, 2027.
- Glenvale Solar needs additional time to work out agreements with CMP and Baldwin Fire Department

Jo made the motion to grant a one-year time extension of CUP, until June 8, 2027 with the condition that a solution to a cistern and dry hydrant system for fire protection meets the requirements of the Baldwin Fire Department and has been approved by the Baldwin Fire Chief. The motion was seconded by Merhiella and was unanimously approved by the voting members of the Planning Board. Matt asked to prepare a letter to Glenvale Solar for his signature as Chairman of the Baldwin Planning Board.

Noise Ordinance

Next the Planning Board reviewed a draft of an Unreasonable Noise Ordinance that Kent Whitten prepared. Matt kept notes of the Board comment and suggested edits. Matt said that he would work with Kent to prepare another draft of the ordinance and would have David review the new draft.

2. NEW BUSINESS

Stay for Good – Minor Subdivision

Copies of a Minor Subdivision Application were handed out to the Board members for their review and consideration at future Planning Board meetings.

Subdivision Moratorium

Bob Flint said that the Selectboard is considering a six-month moratorium on subdivisions to give the Planning Board more time to work on ordinances that need to be updated to address future development pressures. There was a consensus amongst the Board members that this is needed.

Matt said that there will be a lot of effort needed and the Board will need to have help.

3. MEETING ADJOURNED

Meeting adjourned at 8:30 PM.