

Town of Baldwin, Maine Planning Board

Minutes from July 9, 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, Mike Ustin and Mike Allen (alternate). A quorum was present.

Also Present

Selectboard Member Jim Dolloff, CEO Kent Whitten, Nate Dukes, Cody Parker, and James Lowery (BH2M engineer)

1

Minutes

A motion was made by Mike Ustin and seconded by Merhiella Crawford to approve the minutes of the June 25, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were unanimously approved.

Executive Session

Matt made a motion for the Planning Board to approve an Executive Session of the Planning Board to be held after the adjournment of the Planning Board meeting today. The purpose of the Executive Session is to discuss matters concerning the Flying Squirrel CUP. The motion was seconded by Jo Pierce and was unanimously approved by all the voting Planning Board members present at the meeting.

1. OLD BUSINESS

Nate Dukes CUP

Nate presented to the Planning Board additional information concerning his application for a CUP for his on-line business for the sales, repair and service of firearms. The Board determined that the application was complete.

The board then reviewed an email from Chief Jake Bradway of the Baldwin Fire Department stating his concerns about the business and conditions that should be included in the CUP.

Following this the Board discussed the Nates' business and came up with the following conditions that should be included in the CUP.

- Hours of operation will be between 9:30 am and 6:30 pm.
- Receiving shipping and transfer of firearms, firearm parts and accessories may be made between business hours.
- There will be a maximum of 40 firearms on site. There will be no bulk storage of ammunition, powder or primers. There will be no ammunition manufacturing or reloading on-site.
- There will be no firing range or discharge of firearms on-site or at a local pit. Testing of firearms will be conducted off-site at a licensed facility.
- Security cameras monitored by the owner and solar powered lighting will be mounted on the shed.
- The maximum size of the sign shall be less than 20 square feet.

The Board voted to schedule a site August 8, 2026, at 9:00 am and a public hearing on August 13, 2026, at 7:00 pm.

2. NEW BUSINESS

Cody Parker Sketch Plan

James Lowery presented a sketch plan for a 14-lot subdivision of a 36.28-acre lot (Tax Map 1A, Lot 94) located between Freemont Avenue and Sand Pond Road in Baldwin Maine. Access for 12 lots of the subdivision will be from Freemont Avenue, and 2 lots will be fronted on Sand Pond Road. Board members had the following concerns.

- The Shorelands Zoning Map shows that there is a significant area of wetlands on the property and that a 250 feet buffer will need to be provided around the wetlands. This could limit the development of the lots fronting on Sand Pond Road and several other lots within the subdivision. A soils scientist should locate the extent of the wetlands in the field and review the Shoreland Zoning Ordinance.
- A buffer needs to be provided between the edge of the new road pavement and existing property lines. There may not be enough room within the 60 feet wide access from Freemont Avenue. The Baldwin Land Use Ordinance should be reviewed to see if there is enough room for the road.

A site walk was scheduled for August 22, 2026, at 9:00 am.

3. MEETING ADJOURNED

Meeting adjourned at 8:08 PM.

