

# **Town of Baldwin, Maine Planning Board**

## **Minutes from June 11, 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, Mike Allen and Mike Ustin (alternate). A quorum was present.

### **Also Present**

Selectboard Members Bob Flint and Jim Dolloff, and CEO Kent Whitten,

### **Minutes**

A motion was made by Merhiella and seconded by Mike Allen to approve the minutes of the May 28, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were approved.

## **1. OLD BUSINESS**

### **Tom Wight – Flying Squirrel CUP**

Matt presented the Board members with a memorandum of the summary of events that have occurred relating to the Flying Squirrel CUP that he prepared for discussion with the Board at this meeting.

David Strock had the opinion that the two-year clock for the CUP started on March 23, 2024 because the approved minutes for the meeting contained the conditions for the CUP, and now the time for completion of the work under the CUP has lapsed.

Matt suggested that it could be argued that the clock could end on September 11, 2024 when the CUP was signed without conditions. Matt said he has talked with Tom Wight and asked him to appear before the Board to come up with conditions that are agreeable with Tom. Matt said Tom expressed an unwillingness to work with the Planning Board and that Tom stopped communicating with Matt.

Kent Whitten said a building permit for the construction of the proposed structures was granted. The permit required that construction be started within 60 days after the permit was granted, and that it has been more than 18 months since the building permit was issued. To date there have been no building plans or a detailed site plan showing all the improvements that are to be constructed on the entire site. Kent provided an email to the Board detailing his findings.

After considerable discussion amongst the Board members, Matt volunteered to take the Board's comments and incorporate them into Matt's memorandum of summary of events and findings of fact. Joe suggested that the matter be submitted to the Town's attorney, Matt made the motion that Matt's revised memorandum be submitted to Amy Tchao at Drummond and Woodsom for her opinion. Matt agreed to draft a letter to Ms. Tchao detailing the Board's position, including finding that the CUP and building permit had lapsed under multiple parts of the land use ordinance and the Board's standard conditions. The Motion was seconded by Mike and approved by all voting Planning Board members present.

## **2. NEW BUSINESS**

There was no new business

## **3. COORDINATION WITH CEO**

Kent Passed out a model noise ordinance that he would like to have the Board consider for inclusion in the Baldwin Land Use Ordinance. Matt thanked Kent and asked Board members review the model noise ordinance for discussion at future Planning Board meetings.

Kent said that he anticipates that there may be two applications for subdivisions coming in soon. He presented the Board a minor subdivision application for Sand Pond Subdivision at Sand Pond Road.

## **4. OTHER ISSUES FOR CONSIDERATION**

Matt asked the Board to think about the following:

- Need for video-taping Planning Board meetings
- Retaining an administrative assistant for both the Planning Board and CEO.
- Need for hiring an engineer or planner to review CUP and subdivision applications.
- Need to create a protocol for handing CUP applications and approved CUPs. Matt asked David to take on this project. Merhiella and Mike Allen offered to help David with the project.

## **5. MEETING ADJOURNED**

Meeting adjourned at 8:35 PM.