

Town of Baldwin, Maine Planning Board

Minutes from June 25, 2026, Planning Board Meeting

Jo Pierce called the regular Planning Board meeting to order at 7:00 pm.

Board Members Present

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,

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Minutes

A motion was made by David Strock and seconded by Mike Allen to approve the minutes of the June 11, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were unanimously approved.

1. NEW BUSINESS

Rob Crawford

Rob Crawford appeared before the Board to discuss his ideas for developing a 41-acre tract of land located at the intersection of Routes 5 and 113. Rob wants to build small one-story homes on permanent foundations like the homes he built in Scarbrough, Maine. The size of small homes ranges from 200 sf to 700 sf. He said that the property would remain in single ownership and he would rent the homes or form a homeowner's association (HOA) for the sale of homes and management of the property, onsite septic system and water distribution system.

When questioned, Rob said he would like to build forty homes. Jo suggested that Rob look at the Baldwin Land Use Ordinance requirements for cluster development, and the Baldwin Subdivision Ordinance for major subdivisions.

This was followed by a discussion between the Board members concerning the number of homes that could be built. The Land Use Ordinance limits the number of homes in the Rural Residential area to one residential dwelling unit per two acres, and the minimum size of a home to 400 sf.

2. OLD BUSINESS

Nate Dukes CUP

Nate did not come to the Planning Board meeting as scheduled. During the meeting, Don tried to reach Nate by phone without success.

Tom Wight – Flying Squirrel CUP

Prior to the meeting Matt Fricher emailed each of the Board members a draft of the letter to the Town lawyer, Amy Tchao, along with a draft of the Finding of Facts and references to the applicable sections of Baldwin Land Use Ordinance and CUP Standard Conditions. Jo asked the Board members if they had any comments on the drafts. Hearing none, Jo asked if there was a motion to send them to Amy. David Strock made the motion to send the documents to Amy Tchao as written. Don Sharp seconded the motion, and the motion was then unanimously approved by the voting Board members present,

3. COORDINATION WITH CEO

Kent Passed gave the Board a letter that he received from the Town of Hiram regarding a one-year extension of the West Baldwin Solar Station CUP to June 8, 2027.

Kent thne mentioned that the Board may be receiving three new applications for major subdivisions on Freemont Road, Murch Road and Sand Pond Road.

4. MEETING ADJOURNED

Meeting adjourned at 7:45 PM.