

Town of Baldwin, Maine Planning Board

Minutes from March 12, 2026, Planning Board Meeting

Meeting was called to order by Jo Pierce at 7:01 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, and Bob Flint and Kent Whitten CEO; Glen Walker from Acadia Energy.

Minutes

A motion was made by Matt Fricker and seconded by Merhiella Crawford to approve the minutes of February 26, 2025, Planning Board meeting, that were prepared by Don Sharp. Minutes were unanimously approved.

1. NEW BUSINESS

Glen Walker from Acadia Energy presented an Application for Conditional Use Permit (CUP) for Emerald Trail LLC to construct 1.0 megawatt (995 MW-AC) solar array facility on a leased 15 acres parcel of Tax Map 5 Lot 14, that is a 59 acres lot. Nine (9) acres of the parcel will be fenced 100 feet from Route 113. Power generated by the solar array facility will be connected directly to existing 3 phase power on Route 113. There will be no battery storage facility on site.

Access to the site will be off Deacon Road. Deacon Road is a narrow one lane dirt road that leads to two houses. Board members were concerned about having trucks and construction vehicles on the road. It was suggested that adequate staging and turn around areas be provided on site and a gate be installed at the entrance to the site. Other concerns included: inverters causing radio interference and provision of buffers around a vernal pool and wetlands areas.

Jo Pierce asked for a survey and a deed for the 59 acres and a copy of the lease agreement. He questioned if the 59 acres was ever subdivided for 59.

The application was determined to be incomplete and the following needs to be provided before the application is determined to be complete and a site walk is scheduled.

1. Deed, survey and subdivision map for the 59-acre lot.
2. Lease agreement for the 15-acre parcel.
3. CMP approval.
4. Proof of insurance.
5. Buffers for Resource Protection areas.
6. Performance Bonds including a decommissioning bond.

2. OLD BUSINESS

There was no old business discussed.

3. MEETING ADJOURNMENT

Meeting was adjourned at 8:40 pm.