

Town of Baldwin, Maine Planning Board

Minutes from March 26, 2026, Planning Board Meeting

Meeting was called to order by Jo Pierce at 7:00 pm.

Board Members Present

Jo Pierce, Matt Fricker, David Strock, Don Sharp, Merhiella Crawford, and alternates Mike Ustin and Mike Allen. A quorum was established.

Also Present

Selectboard Member Bob Flint and Kent Whitten CEO; Glen Walker from Acadia Energy and James McDonald.

Minutes

A motion was made by Matt Fricker and seconded by Mike Ustin to approve the minutes of March 12 2025 Planning Board meeting, that were prepared by Don Sharp. Minutes were unanimously approved.

1. OLD BUSINESS

Emerald Trail LLC - Solar Array

Glen Walker from Acadia Energy submitted the following supplemental information for the Emerald Trail LLC application for Conditional Use Permit (CUP).

- 1) Revised plan set that includes:
 - Additional details on access
 - Proposed construction areas
 - Instructions for delivery vehicles
 - Additional screening of utility interconnection line
 - Gate at entrance driveway
- 2) Interconnection agreement between Emerald Trail LLC and CMP
- 3) Deed for property leased for project
- 4) Deed for 65.7 acres north of Town Farm Road
- 5) Performa from Phenix Title Services describing portion of Lot 2 is still owned by James McDonald.

- 6) Additional responses to comments and questions raised by the Planning Board at their 3/12/2026 meeting.
- 7) Emerald Trail LLC certification of insurance.
- 8) Information regarding EMI from solar arrays.

Following this the Board discussed the turning radius required for construction delivery trucks and equipment into the site and at the intersection of Deacon Road and Route 113. It was suggested that deliveries from Route 113 be from the west and trucks exiting Deacon Road be to the east. It was also suggested that the applicant work with the Road Commissioner Brent Anderson before construction begins.

Jo Pierce questioned whether the 125-acre lot was ever subdivided into two lots. The subdivision map prepared by Sebago Technics shows the 125-acre lot as a single lot. Jamie McDonald was at the meeting and said that Town Farm Road divides the property into two lots and he still owns the land to be leased to Emerald Trail LLC. Jamie said that he will have Sebago Technics revise the subdivision map to show that Town Farm Road divides the lot into two lots.

Don Sharp said that he reviewed the Baldwin Shoreland Zoning Map and found that the wetlands areas shown on the applicant's plans are much larger than the wetlands shown on the Baldwin Shoreland Zoning Map.

David Strock questioned whether the 100' feet buffer along Route 113 was sufficient and this should be evaluated during the site walk.

Matt Fricker made the motion to accept the CUP application as complete. The motion was seconded by Don and was unanimously approved by the Board.

A site walk was scheduled for 4/18/2026 at 9:00 am, followed by a public hearing on 4/23/2026.

2. NEW BUSINESS

There was no new business.

3. MEETING ADJOURNMENT

Meeting was adjourned at 8:20 pm.