

Town of Baldwin, Maine Planning Board

Minutes from May 14, 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, Merhiella Crawford, and Mike Ustin. A quorum was present.

Also Present

Selectboard Members Bob Flint and, Jim Dolloff, Fire Marshall Jake Bradway, Mike Atkinson (Manager of Emerald Trail LLC), and Nick Thorne

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Minutes

A motion was made by Mike Ustin and seconded by Merhiella Crawford to approve the minutes of the April 23, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were approved.

1. OLD BUSINESS

Emerald Trails LLC

The draft of the CUP conditions was reviewed. Mike Atkinson requested that the following changes be revised to read as follows.

Meet with Fire Chief (Jacob Bradway) to review procedures for firefighting, shutdown, and energy that is still in the system produced by solar panels. A signoff from the Fire Chief needs to be submitted to the Code Enforcement Officer prior to issuance of a building permit.

Provide details of cistern or alternate equivalent firefighting solution if required by the Fire Chief. Property must agree with the selected firefighting solution.

These revisions were approved by all the Board members present and the revised CUP was signed by all the Board members present.

Glendale Solar

A representative from Glendale Solar requested that the Board approve a short-term extension of CUP to work things out with CMP.

Merhiella made the motion to provide a time extension to the end of July, Mike seconded the motion. The motion was approved by all the members of the Board present.

2. NEW BUSINESS

Nick Thorne self-storage facility

Nick Thorne presented a sketch plan for a self-storage facility that he is planning to construct on a 3 acres lot located between RT 113 and Crawford Road that a gas station was located on. He intends to subdivide the lot into a 2 acres lot for the self-storage facility and a 1-acre lot for his residence. The entrance to the self-storage facility will off of RT 113 (formerly the entrance to the gas station) and the driveway to the residence will be from Crawford Road. The Board members did not voice any objections to this proposal.

Heritage Trust property dry- hydrant

Jake Bradway came to the meeting to discuss his plans to construct a 6” or 12” dry-hydrant on the Heritage Trust property.

3. MEETING ADJOURMENT

Meeting was adjourned at 8:15 pm.