

Town of Baldwin, Maine Planning Board

Minutes from May 28, 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, Mike Ustin and Mike Allen (alternate). A quorum was present.

Also Present

Selectboard Members Bob Flint and Jim Dolloff, CEO Kent Whitten, Wes Sutherland, and Nate Duke

Minutes

A motion was made by Jo pierce and seconded by Mike Ustin to approve the minutes of the April 14, 2026, Planning Board meeting, that were prepared by Don Sharp. Minutes were approved. Matt asked Don to check that recent 2025 and 2026 minutes have been forwarded to Robyn, noted as approved and ready for posting on the Town website, and also that all minutes previously posted have been successfully transferred from the old website to the new one.

1. NEW BUSINESS

Nate Duke CUP

Nate submitted a Conditional Use Permit (CUP) application to the Planning Board for a firearms on-line sales and repair service business. Kent said that this business does not meet the home occupancy requirements and should be considered as a light industrial manufacturing business. Nate said that he has a 07-manufacturing license for a maximum of 50 caliber firearms, there will be no testing on site or discharging of weapons on site, deliveries will be UPS and FedEx, and Fire Marshall said that there will be low impact if the firearms are secured in a gun safe. Nate also said that he will install 3 security cameras and will have insurance.

Matt said that Nate needs to submit the application fee of \$150, provide title to the property, and a more complete application that provides more information about the business before a public notice for a site walk can be sent out. Matt said that hopefully Nate could have everything back to the Planning Board for the June 11 meeting.

2. OLD BUSINESS

Tom Wight – Flying Squirrel CUP

David Strock voiced a concern that it appears that there has been very little substantial construction on the site. Matt said that Tom recently took himself and Kent on a tour of the site. Based on the tour Matt reported that an extensive amount of the site work has been completed for the disc golf course, areas of the site have been cleared, graded and mulched and more than $\frac{3}{4}$ of a mile of trails ready for hiking and cross-country skiing. David said that it appears that there has been no substantial work on the buildings. Kent answered that Tom has not submitted a building permit, however, Kent produced two folders of Tom Wight Enterprise documents found in the CEO's desk left there by the prior CEO.

Don said that a site plan should be submitted that shows all of the site improvements, to make sure that there are no impacts on adjacent neighbors, and buffers to wetlands and resource protected areas.

David suggested that in accordance with 8.5 and 8.6 of the Baldwin Land Use Ordinance and item 4 of the Standard Conditions – Item 4 a CUP is good for 1 year with a 1-year extension, a new CUP is needed.

The special conditions for the CUP are listed in the Planning Board minutes from May 23, 2024, but neither those special conditions nor the Standard Conditions were included in the CUP signed on September 12, 2024.

All of the Board members agreed that Tom's project will be great for the Town and want to find a way to work with Tom without his submission of a new CUP.

Matt made motion that based on the time lapse there are grounds to require a new CUP, but as an option we could work with Tom to come up with conditions that are agreeable to all. The Planning Board chairman and the CEO shall contact Tom and invite him to a Planning Board meeting to come up with conditions that are agreeable. The motion was seconded by Don and approved by all voting members present.

3. MEETING ADJOURNED

Meeting adjourned at 8:55 PM.