Town of Baldwin, Maine
Planning Board

Minutes from September 10, 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, Mike Ustin, and Mike Allen. A quorum was present.

Also Present

Selectboard Member Bob Flint, Jim Dolloff, Tayte Dame CEO, Jamie Garland, and Katie Palmatier
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Minutes

A motion was made by Merhiella Crawford to approve the minutes of August 27, 2026, Planning Board meeting, that were prepared by Don Sharp. The motion was seconded by Mike Ustin. The minutes were unanimously approved.

1. OLD BUSINESS

Sand Pond Subdivision

Site walk will be held at 9:00 am on September 19, 2026 at the intersection of Sand Pond Road and Wentworth Road.

2. NEW BUSINESS

Stay For Good Retreats– Subdivision

Jamie Garland presented an application for minor subdivision of a 23.42-acre lot (Tax Map 10, Lot 29-G) located at 11 Bliss Road near the intersection of Douglas Hill Road and Saddleback Road. The subdivision is for the construction of 3 cabins for retreat short term rental. A significant portion of the site is in the Highlands District, and a small portion of the site is in the Rural Residential District. Two of the cabins shall be in the Highlands District that has more than 20 acres, and the third cabin shall be in the Rural Residential District.

Two driveways to the cabins shall be connected to an existing driveway on the neighboring Bliss property. Board members questioned whether the existing driveway should be considered a private road that will then provide access to four dwelling units. Katie said that there is an easement around the existing driveway that allows the driveway to be considered a private road that will provide access to Katie's property. Board members questioned whether the existing driveway needs to be improved

to meet the standards of a private road. Katie said that she has an agreement with Bliss for Katie to pay for 50% of the improvements that may be needed. Katie was asked to provide the Board with a copy of the agreement

Don suggested that since the existing driveway will provide access to four dwelling units the application should be for a major subdivision. Merhiella questioned whether other dwelling units could be constructed on other Bliss property that are along the existing driveway. After this there was considerable discussion about whether the project should be considered a minor subdivision or major subdivision. A straw vote was taken and three of the Board members said that the project should considered as a minor subdivision.

Since there has already been a site walk it was decided that a Public Hearing for the minor subdivision could be held on October 22, 2026, prior to the regularly scheduled meeting. Katie was asked to submit a copy of the agreement with Biss for the access and improvements of the existing driveway, details for the improvement of the private road, State Stream PDR and letter from the Baldwin Fire Chief approving the project.

3. OTHER BUSINESS

Flying Squirrel

The Flying Squirrel CUP will expire on September 12, 2026, and the Building Permit has expired after 18 months. The Board still needs to see a detailed site plan before a time extension for the CUP could be considered.

4. MEETING ADJOURNED

Meeting adjourned at 7:40 PM.