Town of Baldwin, Maine
Planning Board

Minutes from September 24, 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, Merhiella Crawford, Mike Ustin, and Mike Allen. A quorum was present.

Also Present

Selectboard Member Bob Flint, Jim Dolloff, and Kent Whitten
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Minutes

A motion was made by Jo Pierce to approve the minutes of September 10, 2026, Planning Board meeting, that were prepared by Don Sharp. The motion was seconded by Merhiella Crawford. The minutes were unanimously approved.

1. OLD BUSINESS

Emerald Trail Solar

Mike Atkinson from Acadia Emerald LLC & Emerald Trail LLC submitted a revised site plan in accordance with discussions with CMP and Chief Bradway of Baldwin. The revisions were minor to provide CMP access from Route 113 for the installation and maintenance of a new section of power line and poles to the site. Jo Pierce made the motion to approve the revised site plan. The motion was seconded by Mike Allen and was unanimously approved by the Board Members present.

A copy of the letter from Mike Atkinson and revised site plan is attached to these minutes.

Subdivision Moratorium

Matt Fricker handed out copies of a daft that he prepared for a Request for Proposals for municipal planning consultants, land use attorneys, or professional consulting firms to assist the Board with the update of the Baldwin Land Use Ordinance, Subdivision Ordinance, Shoreland Zoning Ordinance, Growth Ordinance, alongside the production of a completely updated digital Zoning Map.

The Board reviewed the draft and only suggested that a few minor changes be made to the draft. Jo Pierce made the motion to send out the Request for Proposal to firms that may be interested in

assisting the Planning Board with this important endeavor. Don Sharp seconded the motion, and the motion was unanimously approved by all Board members present.

2. NEW BUSINESS

There was no new business.

3. **MEETING ADJOURNED**

Meeting was adjourned at 7:47 PM.