

# Baldwin Planning Board Meeting

## Minutes

### December 14, 2023

Jo called the meeting at 7:03 pm

- Planning Board members in attendance: Jo Pierce Matt Fricker, Don Sharp, Mike Ustin, Victoria Abramowska, David Strock
- Bob Flint and Don Kent were also at the meeting.
- Mikala Jordan from Southern Maine Planning and Development Commission (SMPDC) was at the meeting to assist the Board with the update of various Town Ordinances to address LD2003 requirements that will be implemented by the State, July 1, 2024; Cannabis; and tiny homes.

Mike made the motion to approve the minutes from the November 9, 2023, Planning Board meeting. Matt seconded the motion, and the Board unanimously approved the minutes.

#### OLD BUSINESS

Bob Flint requested that the Board provide a signed copy of the latest revised Shorelands Zoning Map. Mikala offered to help find the latest revised map for the Board to sign, and would then send the signed map with an electronic version of the map to the Town Clerk with a letter.

#### NEW BUSINESS

Don made the motion to approve the Memorandum of Understanding that SMPDC submitted to the Board for planning services with the addition of a statement that the fee for planning services will be \$10,000 or less. The motion was seconded by Victoria and was unanimously approved by the Board. Jo said that he would sign the Memoranda of Understanding.

Mikala presented the Board with a handout with an overview of LD2003. Mikala discussed with the Planning Board the land use ordinance updates needed for Baldwin's code. The Planning Board determined the need for an updated Shoreland Zoning Map, an inclusion of an Accessory Dwelling Unit (ADU) ordinance to comply with LD2003, and a new Cannabis ordinance. The Planning Board discussed what they would like to see in the ADU ordinance. Lease lengths, short-term rentals, elderly care, unit sizes (Board opinions ranged from 192 to 1200 square feet) and the number of ADUs that could be on single lot. There were serious back and forth

discussions regarding what makes the most sense for Baldwin. The Planning Board asked SMPDC to draft initial ordinance language to address the ADU piece of LD2003.

The right approach to a new Cannabis ordinance also generated significant discussion. The Planning Board asked questions about Cannabis that need to be investigated and asked Mikala to provide answers at subsequent meetings. Key issues concerning Cannabis raised by the Planning Board included: ability to quantify contaminants and odors, what buffers are appropriate, how the use should be categorized, what permits can be required, where Cannabis businesses should not be permitted and whether the Town can require facilities to pay for inspections outside of Baldwin's expertise.

In addition to the three main areas for ordinance updates, the Planning Board and Mikala also discussed updating language around kennels, campers, and the growth ordinance. Mikala also recommended reformatting the zoning districts section to provide use and dimensional standards in easy-to-reference tables. Mikala said that she would submit a Ordinance Update Work Plan, Land Use Table, and draft ordinances at the next Planning Board meeting.

#### OTHER BUSINESS

##### Jeremy Carlisle – CUP for Medical Cannabis Registered Dispensary

There was an opinion expressed that Jeremy should submit a new application after a new Cannabis ordinance is approved by the Town.

MEETING WAS ADJORNED AT 9:20 pm.