

Town of Baldwin
Planning Board Meeting Minutes
September 26, 2024

In Attendance: Jo Pierce, Mike Ustin, Matt Fricker and David Strock

7:00p – Chair Pierce opened the meeting

He noted that the cannabis and floodplain ordinances had passed at the recent special town meeting, but the changes to the land use ordinance did not pass. We will need to get a special town meeting scheduled to make the changes to the cannabis ordinance that were missed.

Mr. Strock moved to accept the minutes distributed for 8/22/23 and 9/12/24. Mr. Ustin seconded the motion. It was suggested that Flynt be changed to Flint in the 9/12/24 minutes. With the modification, the motion passed unanimously.

The Board briefly discussed the open Board Assistant position.

The Board then discussed the draft of the Mass Gathering Ordinance

- The Board discussed whether it was an ordinance or a policy and whether the Planning Board or Town Select Board should be reviewing. Mr. Fricker thought the Select Board should be reviewing because the Planning Board had little involvement after it was passed; the Select Board handled the application.
- Mr. Strock suggested that the Planning Board modify the Ordinance, give to the Select Board for their approval, and then hold a public hearing.
- The Board agreed to suggest the following changes: (1) add the Planning Board in the definitions; (2) add a provision about repeated gatherings and the need for a CUP; and (3) clarifying the status of CUPs approved prior the Mass Gathering Ordinance.
- Mr. Fricker expressed concern that people may try to avoid the Ordinance by putting an invitation online, e.g., social media, and claim they never intended to have so many people. The Board discussed the attempt to respond to this concern with the “or that results in” language.
- Attached is a redlined version of the changes discussed by the Board.

The Board then discussed general business, such as the Comprehensive Plan, and the 207 Slow Boys (or others) making the burn out marks on local roads.

The meeting was closed by unanimous vote around 8:30p.

Respectfully submitted – David Strock

