

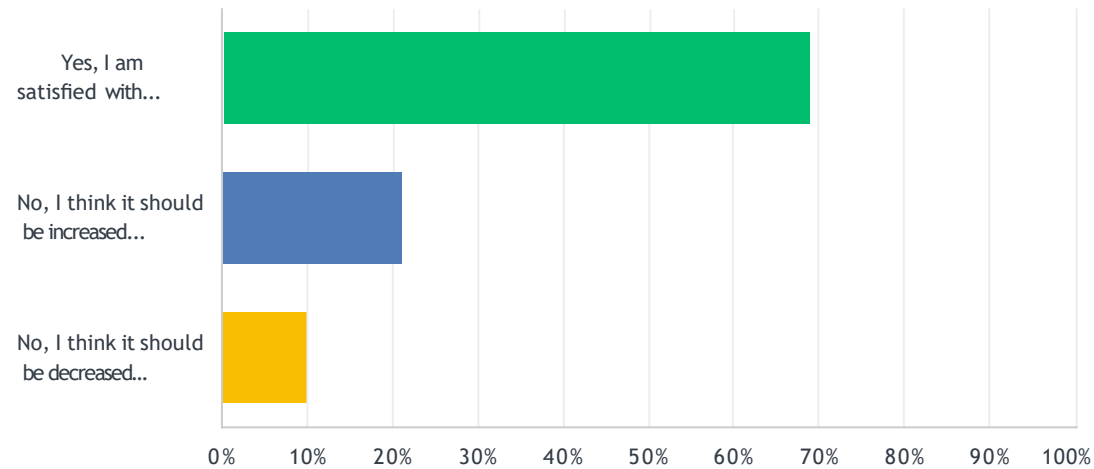
# Baldwin Comprehensive Plan

## **Survey Results: Key Open-end Questions**

Baldwin Comprehensive Plan Survey

**Q22 Are you satisfied with Baldwin’s current 2-acre minimum lot size for residential development in the Rural district?**

Answered: 119 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, I am satisfied with the size of lots	68.91%	82
No, I think it should be increased to a larger minimum lot size	21.01%	25
No, I think it should be decreased to allow a smaller minimum lot size	10.08%	12
<b>TOTAL</b>		<b>119</b>

3 respondents did not select an answer to Q 22 but did provide a comment. Their answers to Q 20 & 21 and the comment to Q 22 have been analyzed and the "best fit" answer for Q 22 was determined. Numbers and percentages reallocated on following slides...

## Yes, I am satisfied with the size of lots: 67.21% of sample 82 respondents → 17 open-end comments

- I like the European style of clustering living areas and separation of tree growth and agriculture and recreation/wildlife.<sup>8</sup>
- Gives neighbors space and helps keep privacy and helps to keep the rural status.<sup>15</sup>
- It works.<sup>37</sup>
- 2 acres is enough for a house, garage, water well and septic.<sup>40</sup>
- Baldwin is a rural town with unique history and characteristics, I moved here specifically for that.<sup>50</sup>
- It allows for proper residential spacing.<sup>55</sup>
- Limit number of units per lot. Limit number of units per building.<sup>57</sup>
- I think 2 acres is a reasonable amount for a rural zoned area. If it was any larger, I think it would discourage people from building here. If it was any smaller, I don't see how it could be zoned as rural.<sup>58</sup>
- I do like the 2-acre minimum to maintain the rural feel. I do wish there had been more interest in cluster housing because there are too many driveways landing on 113 and 107.<sup>63</sup>
- We want space, not overcrowding.<sup>64</sup>
- Any less than 2-acre requirement becomes a suburb neighborhood and strains our emergency services capabilities.<sup>69</sup>
- It provides enough space and privacy without being too isolating.<sup>88</sup>
- This size lot allows growth with manageable cost for land.<sup>90</sup>
- Two acres is a nice amount to take care of well.<sup>96</sup>
- Need room two acres is good.<sup>103</sup>
- I don't want to see trailer parks or cluster housing or multifamily units.<sup>104</sup>
- I don't care for seeing a great deal of housing crammed together.<sup>113</sup>

## No, I think it should be increased to a larger minimum lot size: 22.95% of sample 28 respondents → 9 of 18 comments

- I believe that one of the highest priorities in Baldwin zoning should be preserving open space and woodland. I believe we should be targeting development into denser areas, while limiting development in space that is currently open. Lot size can work both for an against this goal. Smaller lots can lead to areas of more dense development, but it can also lead to more development in general which is a challenge when it comes to preserving open spaces. I think that allowing development on smaller lot sizes along thorough fares works well for Baldwin, while requiring larger lot sizes in more rural areas. Add to this a cap on the number of new houses built each year and that may help preserve our woodlands.<sup>7</sup>
- Keeping Baldwin rural with low taxes. The more people the more need for town services.<sup>10</sup>
- If you're trying to maintain the rural nature of the town, it seems that 5 acres would help with that.<sup>12</sup>
- Too close for my taste. I moved here for seclusion.<sup>26</sup>
- We don't want this town to be a Portland suburb.<sup>33</sup>
- I think care should be taken to make sure that large plots of land are not bought up and made into small lots. Lots of five acres I think are a great size. It conforms to what Mainers are used to. We like our neighbors we just don't want to see them. People from Mass do not care if the houses are too close, and we need to make sure they aren't moving up here and making it into what they are trying to escape from. The best part of Baldwin is that we are close to things, but it still feels like you are out in the middle of nowhere.<sup>17</sup>
- Larger minimum lot size will slow residential growth and tend to promote low density population. With "tiny homes & ADU" growth, larger lots may reduce some particular conflict of land occupation.<sup>29</sup>
- Too many houses getting put up with 2-acre minimum.<sup>44</sup>
- There should be differences in the sizes with large sizes to keep the rural atmosphere and with smaller but maybe different sizes for homes of different value and family sizes and maybe sizes appropriate for some appropriate industries like restaurants or repair, shops, smallish industries along roads maybe.<sup>45</sup>

## No, I think it should be increased to a larger minimum lot size: 22.95% of sample 28 respondents → 9 of 18 comments

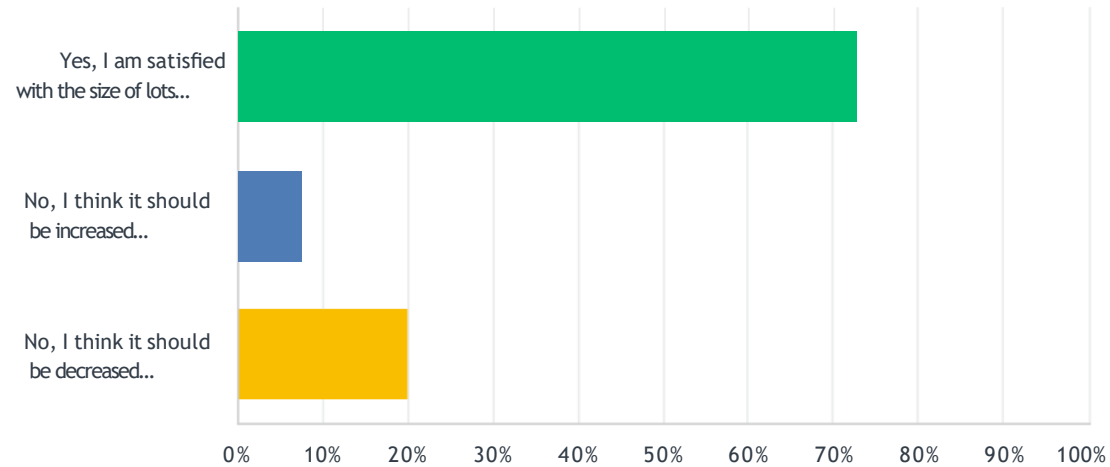
- To preserve forestry and waterways for animal habitat. Also, it would help keep the noise pollution down.<sup>49</sup>
- So we don't become overpopulated.<sup>51</sup>
- Smaller lot sizes may encourage housing development, where quality and uniqueness are an afterthought.<sup>52</sup>
- A small 2-acre minimum lot size allows for more houses to be built closer together making this rural small town feel and look more urbanized.<sup>71</sup>
- What makes sense is to retain large open or wooded spaces by encouraging housing in denser development. Preserve land best used for forestry and agriculture.<sup>83</sup>
- Every lot should be 10 acres.<sup>72</sup>
- I do not want to see houses built on top of each other with no woods around.<sup>76</sup>
- Let's keep it Rural.<sup>89</sup>
- Another half acre 2.5 seems reasonable in rural district.<sup>122</sup>

## No, I think it should be decreased to allow a smaller minimum lot size: 9.83% of sample 12 respondents → 9 comments

- Allows more families to build.<sup>1</sup>
- There should be more affordable options for owning or renting a home in Baldwin.<sup>21</sup>
- If the footprint on a 1-acre lot will allow for a well, septic and setbacks .<sup>46</sup>
- Allowing for smaller lot sizes in rural areas so that they can become village areas in combination with the landowner setting aside back land for conservation purposes would allow for better wildlife habitat as well as recreational uses.<sup>47</sup>
- As housing costs increase , houses get smaller , and land size should also get smaller for minimum size.<sup>74</sup>
- Regulation of the dwellings square footage would be more appropriate.<sup>79</sup>
- Housing is hard to come by and so is the land .<sup>82</sup>
- We should be more progressive.<sup>87</sup>
- I think 1-1.5 acres would be pretty reasonable.<sup>107</sup>

### Q23 Are you satisfied with Baldwin’s current **2-acre minimum lot size** for **residential development** in the **Village Commercial** district?

Answered: 117 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes, I am satisfied with the size of lots	72.65%	85
No, I think it should be increased to a larger minimum lot size	7.69%	9
No, I think it should be decreased to allow a smaller minimum lot size	19.66%	23
<b>TOTAL</b>		<b>117</b>

3 respondents did not select an answer to Q 23 but did provide a comment. Their answers to Q 20 & 21 and the comment to Q 23 have been analyzed and the "best fit" answer for Q 23 was determined. Numbers and percentages reallocated on following slides...

## Yes, I am satisfied with the size of lots: 72.5% of sample 87 respondents → 12 open-end comments

- Awkward to have well and sewage on less than a 2-acre lot. See huge problems with additional small living units added into the lots.<sup>8</sup>
- I feel as though the village district is more like the suburbs. If people want to build on two acres, I think that is fine.<sup>17</sup>
- Residential development in the village commercial district is almost maxed out and to make larger lots would be impractical. Commercial development is now along state routes and is an appropriate area. If there is any location to allow higher density of population, it is only in commercial districts.<sup>29</sup>
- We don't have any business in the village commercial district.<sup>40</sup>
- It allows for proper residential spacing.<sup>55</sup>
- Baldwin is a rural town with unique history and characteristics, I moved here specifically for that.<sup>50</sup>
- See above question. More variety would be good for more variety in services. Keeping the rural forested, farming, growing nature of the town. A discussion of type of construction that helps the town and people. Group together similar sizes. Use roadsides for sizes for business, etc. so lots of new roads do not have to be built.<sup>45</sup>
- We want space, not overcrowding.<sup>64</sup>
- Any less may result in putting life and property at greater risk because of overwhelming our emergency services capabilities.<sup>69</sup>
- This is fine in Village Commercial area.<sup>71</sup>
- I don't live in that area, so I really have no opinion about it.<sup>88</sup>
- I would hate to see huge commercial development.<sup>96</sup>



**No, I think it should be increased to a larger minimum lot size: 8.33% of sample  
10 respondents → 4 comments**

- The more commerce = more traffic, need for town services. Eye sore like solar panel farms = ugly, and dangerous to the environment.<sup>10</sup>
- Don't want to see buildings too close together. Portland is moving this way, and it scares me. Homeless, drugs, crime.<sup>26</sup>
- We don't want businesses in the village. We moved here to be in a rural area, not an area that wants to turn into traffic lights and food courts.<sup>33</sup>
- To slow down growth.<sup>51</sup>

## No, I think it should be decreased to allow a smaller minimum lot size:19.2% of sample 23 respondents → 9 of 17 comments

- I believe that one of the highest priorities in Baldwin zoning should be preserving open space and woodland. I believe we should be targeting development into denser areas, while limiting development in space that is currently open. Lot size can work both for an against this goal. Smaller lots can lead to areas of more dense development, but it can also lead to more development in general which is a challenge when it comes to preserving open spaces. I think that allowing development on smaller lot sizes along thorough fares works well for Baldwin, while requiring larger lot sizes in more rural areas. Add to this a cap on the number of new houses built each year and that may help preserve our woodlands.<sup>7</sup>
- There should be more affordable options for owning or renting a home in Baldwin.<sup>21</sup>
- Growth District for multifamily should be considered.<sup>31</sup>
- It would be great to revitalize the villages.<sup>37</sup>
- Too much clear cutting for potential residential use. It's an eyesore and destroying the beauty of our town.<sup>44</sup>
- Didn't know we were allowing commercial businesses and residential to co-mingle but we don't have a lot of village communities, we also don't have town water or sewer.<sup>46</sup>
- Allowing for smaller lot sizes in rural areas so that they can become village areas in combination with the landowner setting aside back land for conservation purposes would allow for better wildlife habitat as well as recreational uses.<sup>47</sup>
- I think an acre would be more reasonable in village type areas of the town. There needs to different standards between rural and village areas.<sup>58</sup>
- Village/commercial districts should be just that villages. Smaller lot sizes might promote opportunities for small retail businesses.<sup>63</sup>

## No, I think it should be decreased to allow a smaller minimum lot size: 19.2% of sample 23 respondents → 8 of 17 comments

- Smaller houses , more neighborhoods ,more income for town.<sup>74</sup>
- What makes sense is to retain large open or wooded spaces by encouraging housing in denser development. Preserve land best used for forestry and agriculture.<sup>83</sup>
- If wanting to create a small village atmosphere, large lot sizes will be counterproductive.<sup>84</sup>
- Not everyone wants to have that large of a lot for upkeep.<sup>85</sup>
- Doesn't promote businesses.<sup>87</sup>
- Would be easier for commercial businesses to get established.<sup>94</sup>
- I think 0.5 acre lots would be reasonable.<sup>107</sup>
- Would love to see more businesses in town instead of giving revenue to Standish or Cornish.<sup>115</sup>

## Q35 Are there other issues, questions, or concerns that you would like to raise for consideration in the Comprehensive Plan?

Answered: 50

Skipped: 75

### Maintain rural, small-town character, ...

- Let Baldwin be a small town.<sup>2</sup>
- Is there a plan to maintain character of quieter parts of town, such as Sand Pond, when faced with development of automobile racetrack/burn out pit and/or other developments that impact the serenity of these areas?<sup>16</sup>
- I think Baldwin is adorable and if you cater towards families with small children and recreational activities it will draw more people in which will create more money for the town. Also, it is important to plan now for good ordinances in the event tons of people move here (I can see it happening). You guys are doing great work and are appreciated!<sup>17</sup>
- We cannot stop population growth, only slow it down. Need to control how to use land. Requiring more acres per lot will work, but it takes away from landowners their ability to divide large lots and capitalize to make money particularly as they get older and need to sell off land in an attempt to supplement their income.<sup>29</sup>
- I would like to see a good balance between residential, commercial, and industrial zoning.<sup>31</sup>
- Don't commercialize. Get something better for the kids.<sup>33</sup>
- No large-scale low-income housing construction.<sup>57</sup>
- In East Baldwin, it has become quite apparent that there has been a significant increase in selling off woodlands that are being subdivided into numerous house lots. Also, some very large tracts of land has been sold and posted to No Trespassing by the new owners resulting in the loss of long-time snowmobile and ATV trails. this is fast changing the once quaint rural nature of this part of Baldwin which is sad to see.<sup>71</sup>
- Keep it rural.<sup>77</sup>

## Q35 Are there other issues, questions, or concerns that you would like to raise for consideration in the Comprehensive Plan?

Answered: 50

Skipped: 75

### Town Management: Transportation and Roads

- All small roads in Baldwin need lower speed limits and more police presence. People travel whatever speed they want on a residential road. This needs ACTION FROM THE TOWN AND POLICE.....<sup>19</sup>
- Stress the need for some sort of transportation system for people to get to grocery shopping and doctors appointments/Portland.<sup>23</sup>
- When the mountain division trail goes through Baldwin connections should be made to neighborhoods and businesses to allow people to safely get from the trail to their homes and support local businesses.<sup>25</sup>
- Consider updating village speed limits.<sup>78</sup>
- Most Town roads are horrible.<sup>100</sup>
- More people in Baldwin work in Portland, etc. and the only feasible transport I can think of besides cars to get there is a bus route? Is this even feasible? Maybe through the internet might work for some things.<sup>45</sup>
- Definitely put some RIP-RAP down on the RIVER ROAD IN SPOTS AND EVENTUALLY THE WHOLE ROAD WOULD BE COVERED . THEN STONE DUST AND THE WHOLE ROAD WOULD BE PACKED AND POORMANS PAVED SUBSTITUTE FOR ASPHALT ?<sup>74</sup>
- Change the ruling for dirt roads that are not plowed or graded. I am in late 60's & pay taxes get nothing in that regard.<sup>112</sup>

# Q35 Are there other issues, questions, or concerns that you would like to raise for consideration in the Comprehensive Plan?

Answered: 50

Skipped: 75

## Town Management: Taxes, and Services

- Keeping the website updated with opportunities and events in town. Maybe a more user-friendly website. <sup>12</sup>
- How much is this going to raise taxes as well as what's the timeline?<sup>22</sup>
- We need to take a closer look at our school system, are we getting our tax dollars worth?<sup>42</sup>
- We need modern functional internet. Satellite is awful and unreliable. Why do some parts of town have it but the rest of us don't? It's 2023, we pay taxes, and need those resources.<sup>110</sup>
- Road sign regulation. Police provisions. Internet improvement.<sup>116</sup>

## Town Management: Staffing

- Hire Town Manager<sup>6</sup>
- no town manager EVER<sup>18</sup>
- Thinking about hiring an experienced town planner and/or manager (not entirely sure of job requirements/experience needed for both) should be a priority. While townspeople do a wonderful job in their roles, the all encompassing time commitment and nature of new regulations going forward would seem to necessitate a paid position. Also the town should reflect on serious consideration of a police force of some type. Perhaps using joint funding resources from neighboring towns as we do with tri-town waste would help ease the financial burden. Our safe rural character as a town will be challenged if we are not proactive.

# Q35 Are there other issues, questions, or concerns that you would like to raise for consideration in the Comprehensive Plan?

Answered: 50

Skipped: 75

## Town Management: Ordinances and Enforcement (focus on solar farms and gravel pits...)

- Baldwin does not have a Business park and land on Rte. 113 is largely undeveloped, going forward as we welcome business, we need to make sure they don't pollute the air, ground or noise.<sup>46</sup>
- Landowners should have the freedom to use their land as they see fit.<sup>47</sup>
- I believe that the increase in houses being built are illegally/intentionally filling wetlands or vernal pools without the proper permits and that development in general is allowed to proceed without the care or need to protect these resources. Especially higher quality resources in which things like road salts are applied directly next to wetlands or other state protected features.<sup>50</sup>
- At this time my concern is the trend for deforestation to provide solar energy farms. I feel this is not the direction our town should be going.<sup>90</sup>
- Restrict ATV use in residential areas. Better enforce quiet hours.<sup>115</sup>
- Food Sovereignty Ordinance Stop dictating what people can and cannot do on their own property.<sup>116</sup>
- Remove the square foot and kitchen restrictions a for second in-law/rental.<sup>118</sup>
- Excessive number of solar farms in the community. Extremely lenient in allowing farms in the community. Excessive number of gravel pits being allowed.<sup>5</sup>
- I am very concerned about the clearing of woodland in order to put up solar farms. I'm all for solar, but this makes no sense. Trees are highly effective at storing atmospheric carbon. Cutting down trees not only eliminates that capacity, but the act of removing the forest from the land increases atmospheric carbon. We should only be allowing solar development on non-forested land, or damaged land (such as at the Maietta pit). Or if PFA pollution is a problem in our area (as referenced above), put the solar farms there.<sup>7</sup>
- Clean up residential areas. Junk in people's yards.<sup>85</sup>
- No more solar farms unless on waste land totally out of view - the Maietta Quarry site is near the road and an eyesore.<sup>96</sup>
- I am somewhat concerned with the proliferation of solar farms, mostly concerned with how the property taxes are levied. Are they treated as a for profit enterprise? Would another use of land benefit the community more?<sup>101</sup>
- No more gravel pits!<sup>105</sup>

## Q35 Are there other issues, questions, or concerns that you would like to raise for consideration in the Comprehensive Plan?

Answered: 50

Skipped: 75

### Town Management: Community Center Focused

- Possibility of opening up the town office building for activities that would benefit the elderly, e.g., adult ed courses, learning activities, i.e., internet courses, language courses, adult ed courses or activities.<sup>120</sup>
- Better use of the old East Baldwin school building.<sup>27</sup>
- Would like to see the Baldwin Community Center continue to be a town focus with park, picnic areas, recreation facilities, fire/EMS services and even designation for village/retail.<sup>63</sup>

### Nasty-grams

- The town officials need to be replaced and get new blood in there. The new regime at the fire department is rude and can't get out if their own way. The town wouldn't open the shelter when it was extreme cold, and many residents didn't have power.<sup>87</sup>
- Reimbursement for the towns tax screw ups. Changing when taxes are due 3 times in a year in a half forcing mortgage companies to raise mortgage rates over \$100 per month due to escrow now being screwed up thanks to town constantly changing tax due dates. Towns incompetence forcing mortgage rates to climb through no fault of mortgage holder. Why are taxpayers being punished for towns screw up.<sup>106</sup>
- Other towns around us run smoother with less employees and less spending. We need to keep in mind how much people can actually afford vs. the town just doing and spending what they want. (Example: Do we really need another fire truck? Another fire Department building? Very disappointed in the negligent spending that occurs in our town. Meanwhile, a lot of the Baldwin roads need desperate attention).<sup>119</sup>