

**Town of Baldwin, Maine
Planning Board
Meeting Minutes from July 24, 2025**

Board Members Present

Jo Pierce, Matthew Fricker, David Strock, Merhiella Crawford, Mike Ustin (quorum established)

Also Present

Select Board members Bob Flint and Jim Dolloff. Code Enforcement Officer Don Kent. Members of the community.

The meeting began just before 7:00 PM with Vice Chair David Strock calling it to order.

The minutes from the July 10th meeting were reviewed.

VOTE: Jo Pierce moved to approve the minutes as written. Merhiella Crawford seconded. There was no discussion, and the motion passed unanimously.

1. CHAIRMANSHIP UPDATE

David Strock asked Jo Pierce to resume his role as Planning Board Chair. Jo agreed, with the condition that he receives ongoing support from both David Strock and Matthew Fricker.

2. CODE ENFORCEMENT UPDATES – DON KENT

CUP for Flying Squirrel Disk Golf Course, LLC

Don Kent provided an update on the Conditional Use Permit (CUP) for Flying Squirrel. When the board accepted Thomas Wright's application early 2024, an administrative error led to the omission of conditions that were discussed during the meeting. While the applicant claimed he was unaware of any conditions, a meeting recording and meeting minutes confirm otherwise. Mr. Wright's attorney argued that because the CUP approval process wasn't completed within the ordinance-specified timeframe, the conditions are not enforceable. However, Jo Pierce noted that since the CUP was never signed by the applicant, that argument is invalid. David Strock will review the meeting minutes and video to confirm the conditions and report back. Jo Pierce will also reach out to Mr. Wright to clarify the situation and encourage him to review the meeting video.

Long Beach Marina CUP Compliance

The marina has not met key CUP conditions, specifically the State of Maine requirement for a sediment pond and runoff filtration system to protect a nearby stream—this is tied to the parking lot size. Matthew Fricker will research the CUP and relevant meeting minutes, and forward the findings to the CEO and Select Board for further action.

Frost Heave Road – Permit Issue

A building permit was issued in error. Baldwin's ordinance allows no more than two houses on a private road—this location already has four, constituting a subdivision that must comply with the town's Subdivision Ordinance. Compounding the issue, the road is too narrow for emergency access and stone walls prevent widening. The Select Board will need to determine whether to pursue legal action to halt construction and consider using eminent domain to convert the road to a public one that meets safety standards. David Strock emphasized that the Planning Board has no enforcement authority; that responsibility lies with the Select Board. Bob Flint, Select Board member, agreed to consult the town attorney. David also stressed the need for timely action to avoid future costs.

153 Bridgton Road – Bennett Burnout Pad

A week before this meeting, Don Kent issued a violation notice to Mr. Bennett for operating a business without a CUP and has not yet received a response. A second letter will be sent soon, and legal action will be considered if there is still no reply. Don has photographic evidence and has requested related police reports from the Cumberland County Sheriff's Office.

3. PIGEON BROOK ROAD SUBDIVISION

David Strock will notify abutters that the subdivision application was submitted and accepted (not approved). A concern was raised about the proposed driveway for Lot 6, which runs through a resource protection district. David has asked the applicant for a detailed map showing driveway placement and turnarounds, which is still pending.

4. TOM PEAVY'S FLEA MARKET

The current CUP requires sale items to be stored away at night—this condition is not being followed. Don Kent recommended that Mr. Peavy apply for a new CUP, as the existing permit pertains to the building that burned down, not the new structure. He will investigate further and report back at a future meeting.

5. SHORELAND ZONING MAP UPDATE

A new Shoreland Zoning Map, developed by Archipelago Consulting, was distributed. It removes a significant amount of land from resource protection and introduces a limited residential district, aligning with the current Shoreland Zoning Ordinance. David Strock noted significant differences between the new map and the previous one created by the Southern Maine Planning and Development Commission (SMPDC), and suggested reaching out to SMPDC to understand why the differences are so notable. Bob Flint said the Select Board supports adopting the new map, but Matthew Fricker recommended that the Planning Board take time to fully review it, especially regarding impacts on the Baldwin Comprehensive Plan.

6. STATE HOUSING LEGISLATION IMPACT

Several new or proposed state laws (LD1272, LD1829, LD970, LD997, LD146, LD1375, and LD546), championed by the Maine Affordable Housing Coalition, aim to promote affordable housing by limiting municipalities' control over development. Some laws are already in effect, and their passage will require Baldwin to update nearly all of its planning ordinances, including the Comprehensive Plan and Growth Ordinance. Because the town lacks in-house legal expertise, frequent changes to state law can be costly to track and manage. SMPDC is developing training resources to help small towns adapt. After a brief discussion on home rule and the appeals process, Bob Flint confirmed that the Select Board would seek legal guidance from the town attorney.

7. STATUS OF ADMINISTRATIVE ASSISTANT ROLE

This is Carry Markovich's final meeting as administrative assistant. There were no applicants for the position. Merhiella Crawford agreed to temporarily take meeting minutes until an assistant is hired.

VOTE: At 8:23 p.m., Jo Pierce made a motion to adjourn. Matthew Fricker seconded. There was no discussion and the motion passed unanimously.