

Baldwin Planning Board Meeting

Minutes

January 11, 2024

Jo called the meeting at 7:00 pm

- Planning Board members in attendance: Jo Pierce, David Strock, Don Sharp, Mike Ustin, Victoria Abramowska, Tracy Grisez
- 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.
- Jo reminded the Board that all the changes made by the Board would have to be approved at a Town Meeting.
- Bob Flint said all Ordinance changes for LD-2003 need to be approved by Jul 23, 2024.

Mike made the motion to approve the minutes from the December 14, 2023, Planning Board meeting. David seconded the motion, and the Board unanimously approved the minutes.

OLD BUSINESS

Mikala presented the Board the attached tentative schedule for preparation of Ordinance Updates to address issues relating to LD-2003, Cannabis, shoreland zoning, growth, campers, and kennels; a draft of proposed Land Use Table; and first draft of proposed updates to Baldwin Land Ordinance 2.2, 10.9 and 10.12 for Accessory Dwelling Units (ADU).

David Stock's comments on the proposed updates to the ADU ordinances were reviewed by the Board resulting in a lively discussion between the Board members. Key issues centered around the number of ADUs that could be on a single lot, size of an ADU, and occupancy / ownership of an ADU. Mikala made note of the changes to the draft that the Board agreed upon.

Board members commented that the Land Use Table should be more concise, provide an index to related sections of the ordinance, zoning dimensions and parking requirements.

Mikala said that she would present the Board with a revised draft of the ADU ordinances and the Land Use Table at the next Board meeting.

NEW BUSINESS

There was no new business.

MEETING WAS ADJORNED AT 8:20 pm.