

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

Board Members Present

David Strock, Don Sharp, Merhiella Crawford, Mike Ustin, Matthew Fricker (quorum established)

Also Present

Select Board member Jim Dolloff, and members of the community.

David Strock called the meeting to order at 7pm.

1. MEETING MINUTES

Minutes from the April 10th meeting were reviewed.

VOTE: Mike Ustin moved to accept the minute as written. Don Sharp seconded. There was no discussion, and the motion passed unanimously.

2. PRESENTATION BY JAMIE GARLAND, MAINE-LAND DEVELOPMENT CONSULTANTS

Mr. Garland presented survey findings on Andrew Porter's 155-acre property located off Pidgeon Brook Road. The survey confirmed that each of the seven lots of the proposed development can support a home, septic system, and well. However, the survey also identified several vernal pools and noted that Lot 7 contains wetlands within the Saco River flood zone. These environmental features will need to be addressed in future development plans.

Mr. Garland then shared elements of the development proposal and requested feedback from the Planning Board:

- **Access to Lot 6**

The only practical access to Lot 6 would be via a shared driveway with Lot 7. Mr. Garland proposed a long, privately maintained driveway that would not require town support. However, the proposed route crosses the Resource Protection Zone. He asked whether the Planning Board would consider allowing the driveway's construction.

David Strock responded that the board would need a clearer understanding of the environmental impact. He suggested bringing in an independent consultant to review the development plan and advise the board. He also reminded the board that development application fees include a portion set aside for this purpose. The board agreed that expert input is necessary, and a consultant should be hired if the developer decides to move forward.

During the discussion, it became clear that Mr. Porter does not plan to build the driveway before selling the lots. That responsibility would fall to future buyers. The board emphasized that this, along with other considerations (e.g., buildability, lot restrictions, tree growth classification), must be disclosed to potential purchasers. Mr. Garland acknowledged and agreed.

- **Hydrogeological Survey Waiver**

Mr. Garland asked whether a hydrogeological survey could be waived, considering the property's location on a sand and gravel aquifer.

Mr. Fricker stated that the board could not consider the waiver request without input from the independent consultant and noted that such a waiver would likely be difficult to justify.

Don Sharp requested updates to the presentation map to include the proposed driveway location, the 500-foot Saco River floodplain boundary, and other environmental constraints. Mr. Garland agreed to provide those updates

3. GLENVALE SOLAR – CUP EXTENSION REQUEST

Glenvale Solar requested a one-year extension of their Conditional Use Permit (CUP) for the solar farm project on the back side of Eagle's Pond. The company cited delays due to line upgrades and interconnection issues with ISO New England.

VOTE: Matthew Fricker moved to extend Glenvale Solar's CUP for one year, to May 8, 2026, assuming no changes to the original permit. Merhiella Crawford seconded. There was no discussion, and the motion passed unanimously.

David Strock will follow up with Glenvale Solar and send the board's response. A copy of that correspondence is included with these minutes as Attachment A.

4. OLD BUSINESS

David Strock asked about the status of the Shoreland Zoning Map revision. Select Board member Jimmy Dolloff said that Archipelago Consulting was working on it.

Mr. Dolloff also informed the board that the current Code Enforcement Officers will continue serving the town until a new CEO is hired.

VOTE: At 7:57, Merhiella Crawford moved to adjourn. Mike Ustin seconded. There was no discussion, and the motion passed unanimously.

ATTACHMENT A
APPROVAL FOR A ONE YEAR EXTENSION OF GLENVALE SOLAR'S CUP

From: David Strock <dastrock@gmail.com>
Date: Fri, Apr 25, 2025 at 9:53 AM
Subject: Re: West Baldwin Solar Station - CUP Extension
To: Feargus Byrne <feargus@glenvale.solar>
Cc: Baldwin Maine <baldwinmainepbchair@gmail.com>

Feargus - I presented your letter at the meeting. The Board unanimously voted to extend the CUP another year to May 8, 2026. During the discussion, the Board asked that I remind you that the CUP was renewed in its entirety, so any desired or planned changes to the size, construction, etc. of the solar project must be brought before the Board.

Thank you.
David Strock, Vice Chair of the Baldwin Planning Board