

# **Town of Baldwin, Maine Planning Board**

## **Minutes from January 8, 2026, Planning Board Meeting**

The Planning Board meeting was called to order by Jo Pierce at 7:00 pm.

### **Board Members Present**

Jo Pierce, David Strock , Don Sharp, Merhiella Crawford, Mike Ustin and Mike Allen (new alternate). A quorum was established.

### **Also Present**

Selectboard Members Jim Dolloff, Bob Flint, and Dale Minor; and Kent Whitten CEO

### **Minutes**

A motion was made by Mike Ustin and seconded by Merhiella Crawford to approve the minutes of December 11, 2025, meeting, that were prepared by Don Sharp, were approved. David Strock abstained.

#### **1. OLD BUSINESS**

No old business was discussed.

#### **2. NEW BUSINESS**

### **Conflicts between State Law and Town Ordinances**

Members of the Planning Board and the Selectboard had a discussion about how the Planning Board and the Code Enforcement Officer should handle conflicts between State Law and Town Ordinances. Kent Whitten started the discussion by asking what takes precedents: State Law or Town Ordinances? Bob Flint said that he had a discussion about this with the Town Attorney. The Attorney said that it was the responsibility of the CEO to first enforce the Town Ordinances even if Town Ordinances are in disagreement with State Law. Kent said that this could result in possible lawsuits, if state law supersedes local ordinance. Joe Pierce said that the Town would need to pay legal fees resulting from a lawsuit, and asked Bob Flint if there are funds set aside for this in the Town budget.

As an example, LD-2003 was mentioned as a State Law that supersedes the Town ordinances. The Planning Board prepared proposed changes to the Town ordinances that would bring the Town ordinances into compliance with LD-2003. At a Town Meeting the people of Baldwin voted not to accept the proposed changes.

The CEO and Board members agreed that they need clear direction from the Selectmen on how to proceed. David Strock suggested that the Selectmen have the Town Attorney prepare a letter giving the CEO and Planning Board clear instruction on how to proceed.

Jo also recommended that a person like Mikala Jordan be retained to keep the CEO and Planning Board up to date about potential changes that the State is making to the State Laws.

### **3. MEETING ADJOURMENT**

Meeting was adjourned at 7:45 pm.