

Town of Baldwin, Maine
Planning Board
Meeting Minutes from March 27, 2025

Board Members Present

Jo Pierce, David Stock, Don Sharp, Merhiella Crawford, Mike Ustin, (quorum established)

Also Present

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

Jo Pierce called the meeting to order at 7pm.

1. MEETING MINUTES

Minutes from the March 13th meeting were reviewed and approved as revised to include reference to the revisions that were made to the February 27th Planning Board minutes, and reference to paragraph 8 of the Town of Baldwin Shoreland Zoning Regulations in the revised March 13 Planning Board minutes.

VOTE: Don Sharp moved to accept the revised minutes without change. Mike Ustin seconded. There was no discussion, and the motion passed unanimously.

2. ELECTION OF BALDWIN PLANNING BOARD MEMBERS

The following Planning Board members were unanimously elected for one year by the Planning Board members present at the March 27 Planning Board meeting. Mike Ustin was reappointed as an alternate member of the board.

- Chairman – Jo Pierce
- Vice Chairman – David Stock
- Secretary – Don Sharp

3. OLD OR NEW BUSINESS

There was no old or new business discussed at the meeting.

4. DISCUSSION WITH SELECT BOARD MEMBERS BOB FLINT AND JIM DOLLOFF

Jo Pierce expressed a concern that the Code Enforcement Officer (CEO) has not been attending the Planning Board meetings. Jo said it is important for the CEO and Planning Board to work together as a team. Jim said that the Selectmen had an Executive Committee meeting with the CEO and his assistant to discuss how the CEO and Planning Board could work better together. Jim said that he could not discuss everything that was discussed, but there will be changes made.

David Stock said that he saw the proposal that was received from Archipelago for making amendments to the Shoreland Zoning ordinance and map and was wondering why, Southern Maine Planning and Development Commission was not asked for a proposal because they have already a lot work for Baldwin and have information that would be helpful.

Bob mentioned that if the Planning Board had a better up to date filing system that included the complete applications for Conditional Use Permits and Subdivision Approval that had all the information submitted by the applicant, proceedings that were made during the Planning Board meetings, site visits and public hearings along with signed CUP approval and supplemental requirements there would be less misunderstandings. Jo said that this is something that the Board needs to work on. All agreed that documentation is key.

Bob Flint informed the Planning Board that Code Enforcement Officer, Mike Lee, and Assistant Code Enforcement Office, Cathy Green, had given their notices. The town will begin a search for a new Code Enforcement Officer.

At 8:10, Mike Ustin moved to adjourn. Merhiella seconded. There was no discussion, and the motion passed unanimously.

ATTACHMENT A

Documents supporting Natasha Russell's zoning appeal