

# Baldwin Planning Board Meeting Minutes

May 11, 2023

Jo called the Planning Board meeting to order at 7:05 pm.

- Attendance: Jo Pierce, Matt Fricker, Don Sharp, Mike Ustin, and Victoria Abramowska.
- Mike made the motion to approve the minutes for the 4/14/2023 meeting. This motion was seconded by Jo. The Planning Board unanimously approved the minutes.

NO OLD BUSINESS

NO NEW BUSINESS

Laurie Downey, Don Kent and Bob Flint were at the meeting to discuss LD-2003. The following was discussed.

1. What is Law LD-2003, and how does the law affect Baldwin. The law encourages increased housing opportunities by increasing the number of dwelling units that can be built on an existing residential lot. In Baldwin, under certain conditions two or more additional dwelling units could be built on an existing residential lot.
2. Non-compliance. After July 1, 2023, LD-2003 would take precedence over existing Baldwin ordinances. A 1-year extension has been requested by many towns, to provide the towns more time to update their ordinances to be in line with LD-2003.
3. Action needed to be taken by the Town of Baldwin. The Baldwin Land Use Ordinance needs to be updated to address: Affordable Housing, the need for a Growth District, regulations for Auxiliary Dwelling Units, minimum areas on a lot for each dwelling unit, zoning frontage and setback requirements, and changes to the existing Growth Ordinance.

Bob Flint suggested that a committee be formed to develop an Interim Land Use Ordinance so that the Town has the ability to control development. Laurie Downey, Don Kent, Joe Pierce, Matt Fricker, Mike Ustin and Don Sharp volunteered to help Bob Flint prepare an Interim Guidance.

MEETING ADJORNED: 8:00 pm