

Town of Baldwin, Maine Planning Board

Minutes from September 11, 2025, Planning Board Meeting

Meeting was called to order by Jo Pierce at 6:57 pm.

Board Members Present

Jo Pierce, Don Sharp, Matt Fricker, Merhiella Crawford, Mike Ustin. (quorum established)

Also Present

Selectboard members Bob Flint and Jim Dolloff. Don Kent, CEO, members of the community, Jamie Garland from Main-Land Consultants, Stanley Douglas, James Seymor from Sebago Technics, Carol Frost, Julia Frost and Kyle Etheridge.

Minutes

A motion was made by Matt Fricker and seconded by Merhiella Crawford to approve the minutes of August 28, 2025, that was prepared by Don Sharp and were unanimously approved by all voting Board Members present.

1. OLD BUSINESS

Porter Lane Subdivision

Jo Pierce stated that the conditions of the subdivision shall be shown on the approved plan and will stay with the property, and after the public hearing there will be no further comments from the public. The Planning Board is here to interpret the laws of the State and Town.

The Planning Board received a check in the amount of \$3803.25 for the application fee.

Next, the Planning Board then began a discussion about the responses to the eleven items of additional information requested by the Planning Board during August 28, 2025, Planning Board meeting, that were in the letter that Jamie Garland sent to the Planning Board on September 5, 2025. A summary of the discussion of each item is below:

Item 1: Jo stated that application is for the subdivision of seven lots with only one dwelling unit on each lot. Matt followed this by saying that during the site walk the applicant stated that he only will be constructing only one dwelling unit each lot. During the public meeting it was clearly understood that only one dwelling unit would be constructed on each lot. During the Planning Board meeting it was the opinion of the Board members that Board would only approve one dwelling on each lot. Jamie asked for a “Straw Vote” from the Board Members. All Board members agreed that only one dwelling unit on each lot would be approved.

Item 2: Jo wanted to add the following to Jamie's note. "This would be done on a lot-by-lot basis."

Item 3: Applicant agreed, and there was no further comment from the Board.

Item 4: Board agreed to Jamie's note.

Item 5: Jo said that "in accordance with CMP requirements" be added to the note.

Item 6: Applicant agreed, and there were no further comments from the Board.

Item 7: Note 15 on the plan was revised as requested.

Item 8: Note 18 on the plan was revised as requested.

Item 9: Applicant agreed, and there were no further comments from the Board.

Item 10: Board was OK with Jamie's note.

Item 11: Several of the Board members were of the opinion that the note should be revised to allow address public access to the existing trails.

Jamie said that he needed to talk to the applicant, Andrew Porter, about Items 1 and 11. Further discussion was tabled until the next Planning Board meeting.

Stanley Douglas Subdivision

James R. Seymor, from Sebago Technics, presented a revised pre-application Sketch Plan for the Stanley Douglass subdivision. The plan showed a single access drive from Route 107 ending in two cul-de-sacs on-site. Mr. Seymor asked if "Hammer Head turnarounds" would be acceptable. Board said that this would be OK. Two parking spaces for each unit needs to be shown on the plan.

Julia Frost and Kyle Etheridge CUP

Julia presented an application for a Conditional Use Permit (CUP) for a metal art fabrication business adjacent to their house on Map 9 - Lots 44C and 44D. The Board found that the application was complete and scheduled a site walk September 27, 2025, at 9:00 am, followed by a Public Hearing October 9, 2025.

2. NEW BUSINESS:

There was no new business.

3. MEETING ADJOURNMENT:

At 8:45 pm, the meeting was adjourned.

Minutes have been prepared by Don Sharp, Planning Board Secretary