

Town of Baldwin, Maine
Planning Board
Meeting Minutes from March 13, 2025

Board Members Present

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

Also Present

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

Jo Pierce called the meeting to order at 7pm.

1. MEETING MINUTES

Minutes from the February 27th meeting were reviewed and approved as revised. See revised February 27th minutes.

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

2. DISCUSSION OF NATASHA RUSSELL'S PROPERTY ZONING

At the earlier request of Baldwin's Code Enforcement Officer, Mike Lee, all present members of the Planning Board signed their approval to rezone Ms. Russell's property from the Resource Protection Zone to forested wetlands. A copy is included with these minutes as Attachment A. Signed copies were distributed to the CEO's office, Ms. Russell, and the Planning Board files.

3. OTHER BUSINESS

Matthew Fricker inquired about Tom Wight's request to modify his existing Conditional Use Permit (CUP) for his project on Carl Burnell Road. Jo Pierce noted that there had been no updates since Mr. Wight's presentation to the Board on February 27, 2025, and he was unsure whether Mr. Wight had been in contact with the Code Enforcement Officer (CEO).

Don Sharp reminded the Planning Board that Robbins Lumber still required a modification to its CUP to retroactively address the construction of new structures without Planning Board approval. He expressed concern that the CEO had been reluctant to address this issue, citing differing interpretations of Baldwin's Land Use Ordinance Section 4.3.2, which states, "*No changes shall be made in any approved Conditional Use without approval of the change by the Planning Board.*" This issue was first raised at the January 13, 2025 Planning Board meeting, but the CEO has not engaged in further discussion since then.

Mr. Fricker voiced concerns about the absence of the CEO at recent Planning Board meetings and requested the creation of a communication protocol for situations when the CEO is unavailable. He specifically referenced the requirement for the CEO to attend Planning Board meetings when subdivision-related topics are on the agenda, as stipulated by ordinance. He noted the CEO's absence from the February 27, 2025 meeting, when Main-Land Development introduced Andrew Porter's potential development project on Pidgeon Brook Road.

Mr. Fricker also raised concerns about the potential precedent set if the CEO is allowed to bypass the requirement for a CUP modification, as is currently the case in the Robbins Lumber situation. Mr. Pierce supported this concern, adding that Robbins Lumber is constructing not just one, but three new buildings without obtaining the necessary CUP modifications.

Selectman Jim Dolloff informed the Planning Board that the Select Board intends to schedule a meeting between the Planning Board and the Code Enforcement Officers to address communication challenges and develop a more effective process for conflict resolution.

There was no further business.

VOTE: At 7:20, Mike Ustin moved to adjourn. Matthew Fricker seconded. There was no discussion, and the motion passed unanimously.

ATTACHMENT A

Documents supporting Natasha Russell's zoning appeal