

**Town of Baldwin, Maine
Planning Board
Meeting Minutes from May 8, 2025**

Board Members Present

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

Also Present

Members of the community.

Jo Pierce called the meeting to order at 7pm.

1. MEETING MINUTES

Minutes from the April 24th meeting were reviewed.

***VOTE: Mike Ustin moved to accept the minute as written. Merhiella Crawford seconded.
There was no discussion, and the motion passed unanimously.***

2. HOUSEKEEPING

Mr. Pierce informed the Planning Board that Victoria Abramowska has submitted her resignation and will no longer serve on the board. He noted that the current board is primarily composed of retired men and expressed a desire to recruit a younger, long-time Baldwin resident to fill the vacancy.

In another matter, Mr. Pierce reminded the members that the Planning Board's annual report is due to the town by June 27th, for inclusion in the Town of Baldwin Annual Report. Mr. Pierce will begin writing the report.

3. OLD BUSINESS

There was no old business.

4. NEW BUSINESS - Appeal of Denied Building Permit – Mike Cardin

Mike Cardin, a resident of Baldwin, appeared before the Planning Board to explore his options for appealing a denied building permit. Mr. Cardin had planned to construct a barn on his property, but the Baldwin Code Enforcement Officer denied the permit, citing concerns that the proposed location was within a 250-foot Resource Protection zone around a pond on a neighboring property. Mr. Cardin disputed this assessment, stating that the proposed barn site was well outside the protected boundary. To verify, the Planning Board reviewed a scaled map titled *Boundary Map of Margaret Black*. Using the scale, the Board determined that the proposed structure would be located over 400 feet from the pond. The Board also noted that the pond in question was man-made and therefore subject to fewer protections than natural water bodies.

Don Sharp referenced the Baldwin Land Use Ordinance, Article 11: Site Plan Review (Page 69), which states: “No building permit or plumbing permit shall be issued by the Code Enforcement Officer or Local Plumbing Inspector for any use or development within the scope of this Article until a site plan of development has been approved by the Planning Board.” He asserted that the Planning Board had the jurisdiction to hear and rule on Mr. Cardin’s appeal.

Based on these findings, the Planning Board proceeded to a vote:.

VOTE: Approval of Site Plan – Mike Cardin

Don Sharp made a motion to approve Mr. Cardin's site plan as presented and to permit construction of the barn at the originally proposed location, which lies more than 400 feet from the nearest body of water. The motion was seconded by Mike Ustin. With no further discussion, the motion passed unanimously.

Mr. Cardin was instructed to present these minutes to the Code Enforcement Officer to obtain the approved building permit.

VOTE: At 7:25, Mike Ustin moved to adjourn. Merhiella Crawford seconded. There was no discussion, and the motion passed unanimously.