

Town of Baldwin, Maine Planning Board

Minutes from November 13, 2025, Planning Board Meeting

The Planning Board meeting was called to order by Matt Fricker at 7:00 pm.

Board Members Present

Matt Fricker, Don Sharp, Merhiella Crawford, and Mike Ustin. A quorum was established.

Also Present

Selectboard Member, Bob Flint, Don Kent, CEO, members of the community, Katie Palmatier and Kelcy Moore.

Minutes

A motion was made by Mike Ustin and seconded by Merhiella Crawford to approve the minutes of October 23, 2025, that were prepared by Don Sharp and were unanimously approved.

1. OLD BUSINESS

Revisions to Shorelands Zoning Map

As a follow up to the presentation that Don Sharp made during the October 23 Planning Board, regarding revisions to the current Shorelands Zoning Map, Don gave the Board members a copy of the Water Resources & Riparian Habitats Map (RRH) for Baldwin Maine that was prepared by Maine Department of Inland Fisheries & Wildlife. This map clearly shows the limits of wetlands that were obtained from National Wetlands Inventory (NWI) that was prepared by the US Fish and Wildlife service. The limits of the wetlands shown on the NWI and RRH lines up exactly with the limits of wetlands shown on the Steep Falls USGS map, Baldwin Zoning Map and the current Baldwin Shorelands Zoning Map.

Bob Flint said that the Board needs to prepare a concise work plan that needs to identify additional information that will be needed. He said available GIS tools may be helpful, and it will be great if existing subdivisions are shown.

Matt said that maybe the current map does not have to be revised and maybe all that is needed is to revise the Shorelands Zoning Ordinance. Working on this issue should be a priority for the Planning Board.

2. NEW BUSINESS

Katie Palmatier – Proposed Campground

Katie Palmatier presented a rough site plan idea for a campground consisting of three rental units to be located on Map 10, part of lot 29e that fronts on Saddleback Road. A portion of the property is in Rural Residential Zone, and the remainder of the property is in the Highland District.

Matt said that in accordance with Article 5 of the Baldwin Subdivision Ordinance the Planning Board could make an on-site inspection as part of the pre-application process prior to the Board meeting.

An on-site inspection was scheduled for December 6, at 9:00. A public notice for the on-site inspection will be placed in the Shopping Guide.

3. MEETING ADJOURNMENT

Meeting was adjourned at 8:02 pm.