

Town of Baldwin, Maine Planning Board

Minutes from December 11, 2025, Planning Board Meeting

The Planning Board meeting was called to order by Jo Pierce at 7:00 pm.

Board Members Present

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

Also Present

Selectboard Member, Bob Flint, Kent Whitten CEO, Douglas Stanley and Jim Seymour, PE

Minutes

A motion was made by Matt Fricker and seconded by Merhiella Crawford to approve the minutes of November 13, 2025 meeting, that were prepared by Don Sharp and were unanimously approved.

1. OLD BUSINESS

Revisions to Shorelands Zoning Map

Don Sharp said that the Planning Board needs to have further discussion about excepting the proposed revised Shorelands Zoning Ordinance and Map that removes the Resource Protection Areas that are shown on the current Shorelands Protection Map, this will put the responsibility of determining whether there are wetlands on the property owners property, and will open-up the possibilities of developing environmentally sensitive areas of the Town. Don said the Shorelands Zoning Map should stay as it is and make changes to the ordinance as needed. Don also suggested that a GIS based map be prepared that overlays Shorelands Zoning Map with an USGS Topographic Map, Baldwin Tax Maps, and a link to a database containing the name and address of the property owners. Bob Flint said that he would like to see an overlay-layer that shows the existing subdivisions within the Town. Bob asked Don if he could help prepare a scope of work for GIS work. Don said that he would work with Bob.

Stony Brook Subdivision

Jim Seymour, PE, from Sebago Technics, presented a preliminary application and plans for a major subdivision for 2 additional duplex dwelling units to located on Map 3 Lots2 and 3-1 on Sebago Road, Route 1. The total number of dwelling units within the subdivision will be six. The Planning Board found the application complete and scheduled a site-walk at the site on Sunday, January 18, 2026, at 9:00 am, followed by a Public Meeting on January 22, 2026.

2. NEW BUSINESS

There was no new business.

3. MEETING ADJOURNMENT

Meeting was adjourned at 7:49 pm.