

**Town of Baldwin, Maine**  
**Planning Board**  
**Meeting Minutes from November 14, 2024**

**Board Members Present**

Jo Pierce, David Strock, Don Sharp, Victoria Abramowska, Mike Ustin, and Marhiella Crawford  
(Quorum Established)

**Also Present**

Select Board Members Dale Miner, Jim Dolloff and Bob Flint, and CEO, Mike Lee

Chairman Jo Pierce called the meeting to order at 7:33 p.m. following a public hearing to collect input on the draft Mass Gathering Ordinance.

Jo opened the meeting by introducing and welcoming Marhiella Crawford as a new Planning Board member. He also introduced Carry Markovich as a new part-time administrative assistant to the Planning Board.

Jo reminded the Board that although the bylaws require only three Board members to be present to establish a quorum, all members are expected to attend the meetings. This is because the Maine Municipal Association considers it unethical for board members to vote on issues they are not fully informed on. As Maine's open meeting law prevents Board members from discussing business between meetings, the board meetings and site walks are the only way for members to become familiar enough with an issue to be able to cast an informed vote. Jo reiterated that he expects all members to attend meetings.

**1. Meeting Minutes**

There was no review of minutes from the last board meeting because they have not yet been completed. They will be reviewed and approved at the December meeting and posted soon after.

**2. Review Draft Mass Gathering Ordinance**

The Board discussed the draft Mass Gathering Ordinance, incorporating suggestions from the public hearing, Selectman Bob Flint, and members of the Planning Board. Most of the changes were formatting, grammatical, or the addition of clarifying language. The only substantive change was to decrease the threshold for requiring sanitary facilities (toilets) from 150 expected attendees to 100 expected attendees, so the number is consistent with the threshold for considering an event to be a Mass Gathering.

There was conversation about section Article IV 4.4 B. c 'Noise and Hours of Operation' which limits noise levels that carry beyond the designated boundaries of a Mass Gathering Assembly Area. At issue was how the noise levels will be measured and who will measure them. After some discussion between the Planning Board and Mike Lee, Code Enforcement Officer, Jo reminded the Board that its role is limited to ordinance planning, not ordinance enforcement. Responding to a request from the public hearing, Jo asked Selectman Bob Flint if he would investigate whether a nuisance noise law already existed at the state level. Bob agreed and suggested that the Baldwin Select Board should consider an enforcement role for this ordinance, including purchase of sound measuring equipment and any necessary training to operate it. He agreed to investigate decibel readers and related issues.

CEO Mike Lee asked about the origin of this ordinance because he felt that he already had the tools he needed to address any issues related to the track area near Sand Pond. David Strock informed Mike that the need for a mass gathering ordinance has been discussed off and on for the past decade, and the fact that one is being drafted now is not specific to any current issue. Rather, the ordinance is intended as a general tool to support safe and organized mass gatherings with all impacted parties informed (i.e., neighbors, emergency medical services, law enforcement, etc.).

### **3. Review Shoreland Resource Protection Maps**

This topic was tabled until the December meeting because of time considerations.

The meeting adjourned at 8:35 p.m.