

## Planning Board Meeting

May 13, 2025

6:00 PM

7:25 PM

Board members Keisha Garnett, Carol Goode, Jim Madgey, DJ Hewey, and Bryan Bizer were present. Paul Henninger unable to attend. Feargus Byrne and Sidney Lapierre also present.

Meeting opened with the Pledge of Allegiance.

Board voted and swore DJ Hewey in as a voting member for the meeting in lieu of Paul Henninger's absence.

Board voted and approved Keisha Garnett's appointment to Chair of the Planning Board.

Board voted and approved Jim Madgey's appointment to Vice Chair of the Planning Board.

**Glenvale Solar:** Feargus Byrne from Glenvale Solar requested a one year extension to the CUP for the West Baldwin Solar Station. Glenvale has signed an Interconnection Agreement with ISO-New England, Inc and Central Maine Power. The project team and their engineering partners are working closely with Central Maine Power to resolve a line-upgrade issue. They have received several bids on an RFP presented to EPC contactors and are anticipating a late Q3/Q4 commencement of construction. Board voted and approved a one-year extension (extending to May 2026) the CUP under the conditions that they provide a copy of the Town of Baldwin's CUP extension approval notice and that the CUP Amendment Permit Fee of \$200 is paid.

**Added agenda item:** Sidney Lapierre resident at Pilgrim Drive presented to the board her intentions of having a removable farm stand in her front yard. She will be selling eggs, vegetables, salsa, pizza sauces, baked goods and eggless options. The structure will be removed after the season. Sidney inquired if there are any restrictions on the size of the farm stand, how far the building needs to be from the road and if there are rules on using signage. Sidney informed the Board that the structure would be 4 or 5FT X 6FT. The Planning Board advised that since it is not a permanent structure there are no restrictions on how far away the building needs to be from the road. That they would recommend using your own caution. The Board advised that if it became a permanent structure then the setback rules would apply. The Board also informed Sidney that there are no rules around putting out signs since they are not permanent structures. The Board encouraged Sidney to speak with her neighbors before placing signs on their property.

Board reviewed and voted to put 2/4 & 2/21 meeting minutes on hold until the next meeting when Paul can attend.

**Preliminary Discussion Karen James** – Karen did not need to attend the meeting as anticipated. She received the information on the subdivision that she needed.

**Junkyard Ordinance:** Lisa advised that at the last Municipal Officers Meeting it was agreed that the enforcement to this ordinance will come from the Code Enforcement Officer. The Board agreed to discuss the updates within this ordinance at the next workshop.

Board discussed the next session, which will be a workshop on June 10<sup>th</sup> at 6:30 PM. This workshop will cover the review of the Junkyard, Appeals, Shoreland and Zoning Ordinances. The Remote Participation Policy and discussion around extension requests will also be reviewed.

Meeting adjourned

Respectfully Submitted,

*Lisa Fox*