



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, NOVEMBER 11, 2025, 6:12 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.

Attendance: Selectmen: Robert Flint, Dale Miner as well as members of the Public.

Meeting followed a Public Hearing for proposed General Assistance Ordinance held at 6:00pm.

1. **Review/ Approve minutes.** Robert Flint moved to accept and approve October 28th, 2025, minutes as written. Dale Miner seconded the motion. The Selectmen voted 3-0 to accept the minutes.
2. **Review/ Approve warrant.** Robert Flint moved to accept and approve the November 11th, 2025, warrant. Dale Miner seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Jim Seymour, P.E., Sebago Technics – Updated General Services Agreement and Discussion on Reconstruction Design and Construction Bid for River Road:** Jim Seymour presented for proposal discussion to design an upgrade portion of River Road in West Baldwin. The project will be designed for completion in stages or phases. Mr. Seymour confirmed Sebago Technics has completed similar projects for nearby towns within the last 4-5 years. He stated Sebago Technics tries to take a low budget approach to design and documents, confirming that they are not MDOT spec documents, but are well done and contractors are able to work with them. He provided an overview of the process, which includes an initial site visit with engineers and application of various types of surveys such as ariel topography, lidar satellite imagery and GPS. Basic construction bid documents and estimate range for bid expectations will be provided.
4. **CEO Reports:** Robert Flint confirmed that providing monthly Code Enforcement reports is a requirement listed in the Town's CEO job description as well as the job description version created by CEO, Don Kent. An attachment detailing what should be included in the monthly report would prove helpful in keeping the boards updated on growth in the Town considering the State laws changes pertaining to land use ordinances. The Selectmen discussed the annual growth review and approaching deadline.
5. **Frost Heave Road:** The Selectmen confirmed having read and reviewed documents provided to them by Caroline Reynolds, a property owner on Frost Heave Road.
One of the things she stated was that she would like Town findings that disqualifies a private Road (Frost Heave Road) as being exempt from the Town ordinance which states that there can be only two homes on a private road. Robert Flint stated that in reviewing the Land Use Ordinance and Subdivision Ordinances he did not find specifics about private roads but found information regarding legal access to a lot under Frontage in the Land Use Ordinance under definitions.
Robert Flint concluded that each lot requires a certain amount of frontage. The road was decommissioned, (not belonging to the Town of Baldwin) and their right of way is their own property. According to their lawyer they own to the center of the old roadway. It is uncertain whether they are driving in the center of the old roadway. The property is not part of a subdivision, and the access way was created prior to the 1971 Maine Subdivision Act.



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, NOVEMBER 11, 2025, 6:12 P.M.



Additional information and clarification from the CEO would be necessary to answer the two homes on a private way.

Caroline Reynolds also asked what the Selectmen determine to be status of Frost Heave Road in relation to safety road. The Selectmen discussed that it is a private road and it would be up to the property owners to determine.

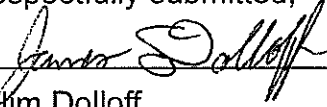
Caroline also asked if the Town is aware of the width of the Town portion of Frost Heave Road; stating that vehicles are unable to pass one another and safety issues with emergency vehicle access.


Reminders: Planning Board Meeting- Thursday, November 13th.

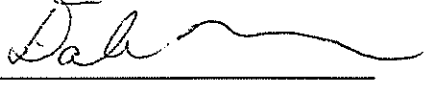
Public Question and Comment:

Adjournment: Dale Miner moved to adjourn at approximately 6:50 pm. Robert Flint seconded. The selectmen voted 3-0 in favor.

Respectfully submitted,


Jim Dolloff


Robert Flint


Dale Miner