



Town of Baldwin, Maine  
**SELECTMEN MEETING MINUTES**  
TUESDAY, July 11th, 2023, 6:00 P.M.



**Note:** This meeting was recorded and can be viewed on the website [www.baldwinmaine.org](http://www.baldwinmaine.org).  
**Attendance:** Selectmen: Jim Dolloff, Robert Flint, and Dale Miner, as well as members of the Public.

1. **Jim Dolloff called the Selectmen meeting to order at 6:02PM.**
  
2. **Review/ Approve minutes.**  
Robert Flint moved to accept and approve June 27th, 2023, minutes as written. Dale Miner seconded the motion. The selectmen voted 3-0 to accept the minutes.
  
3. **Review/ Approve warrant.**  
Robert Flint moved to accept and approve the July 11th, 2023, warrant. Dale Miner seconded the motion, no discussion. The selectmen voted 3-0 to approve the warrant.
  
4. **Calista Cross- Veterans:** Cornish resident, Calista Cross presented. She volunteers for Honor Flight, an organization that flies veterans at no cost to Washington DC to visit the memorial monuments. Calista is working on passing a bill with the State legislature to change the name of the bridge which crosses the Saco River between Baldwin and Cornish on route 5/117 to the Veterans Memorial Bridge. The bridge is owned by the State. She claims that the bill did not need to be put to a public vote, but just required an approval letter from the Cornish Select Board. She said the Cornish Select Board chose to form a committee, involving residents in naming bridges in Cornish. The Town of Cornish is holding a Special Town Meeting on August 26<sup>th</sup> on the issue. Should Cornish vote it down, Calista requests the Baldwin Select Board aid her in getting the bill passed.
  
5. **CEO, Don Kent – Discuss purchase or lease of Town Farm property which borders Map 5 Lot 14C:** CEO, Don Kent presented with Tom White of T.W. Enterprises and offer management. Mr. White is in the process of purchasing the land across from the Baldwin Town Office and proposes to build a disc golf course, pickle ball court, pro shop, and four-season trails for walking/pedal biking, snowshoeing and cross-country skiing. A future tavern/restaurant is also planned. Access to abutting Town owned property, known as the Town Farm, would further extend golf and trails. Mr. White expressed interest in leasing the land owned by the Town and may also entertain purchasing it. Planning Board Chair, Jo Pierce noted that it may be illegal to sell old town poor farms. Robert Flint confirmed that the Town property is listed as a PFAS contaminated site. A meeting with the Planning Board is scheduled for Thursday evening.



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6. **Fire Chief, Steve Sanders – State Surplus Document and One Hundred Day Report:** Chief Sanders explained that the ISO (Insurance Service Organization) conducted an audit in May of 2022 and the audit prior to that was in 2011. The certification lasts for five years, during which time the ISO can audit at any anytime, but typically they do not. An extended deadline to October 1<sup>st</sup>, 2023, was granted. The ISO creates a risk assessment score utilized by homeowner insurance agencies based on the Towns Fire Department Infrastructure. Primary importance is placed on water sources, number of fire fighters, training, and apparatus for fire suppression. Water sources are approximately fifty percent of the ISO score and currently the Town has zero credit for dry hydrants and water sources. Land Use Agreements/lease agreements are needed with property owners that have dry hydrants on their property. Sand Pond and Marston Pond which do not have hydrants would require a fifty-year drought study, year-round accessibility and right of ways to comply. Fire fighter training is thirty-five percent of the Town's ISO score. He has implemented online training for those that are unable to physically show up for in person training; this is a way to still maintain certifications. Paid fire fighter training is being offered. Chief Sanders is developing a CIP for a new fire truck and is in the process of exchanging engine five for engine one which is a more updated truck which may help ISO score once inspected. A lease agreement with the West Baldwin Fire Association will also impact the Town ISO rating as it is currently viewed by the Iso as an independent fire company because the Town does not have legal documented use of it. The Selectmen agreed to help obtain the hydrant agreements with property owners.

Chief Sanders provided the Select Board with a One Hundred Day Report which details the first one hundred days of his appointment as Fire Chief. During the first one hundred days there has been an increase in firefighter roster, development of a junior fire fighter program, replacement of PPE and extrication equipment with fire truck modifications for the equipment, CIP (Capital Improvement Plan) implementation for fire truck purchase and fire suppression equipment. Chief Sanders reported that the Fire Department is now properly structured, consisting of a full set of officers. Monthly training programs with creation a BLS program for fire fighters in the area, Chief Sanders is nationally certified and licensed in training fire fighters and EMS personnel and will provide free training. A new ordinance and job description have been drafted with the goal to work toward a municipal fire department. Chief Sanders is currently researching payroll and personnel tracking system, restructuring relationships with mutual aid departments and a digital dispatching program that is up to date with Cumberland County and also aids with geolocating incidents.

7. **Sand Pond Beach Incident:** Beach Attendant, Chad Nason reported an incident with a girl launching a kayak from the beach and not the boat launch. He asked her to move to the boat area and the mother got upset and accused him of harassment. The mom reported a complaint to the Town Office that Chad yelled at her daughter. Beach Attendant Steve Bennett confirmed that Chad was not out of line. People without beach stickers are asked to leave the beach. Chad reported structural issues with the boat ramp.



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8. **Road Commissioner Update:** Road Commissioner, Chris Harrington reported continued work on roads, culverts, and ditching. Following up on complaints on Senator Black Road and Brown Road. The 550 truck is at New England Diesel for repair. Chris will make arrangements to pick up the generator.

Robert Flint moved to reappoint Matt Fricker to the Planning Board. Jim Dolloff Seconded motion. The selectmen voted 3-0 in favor.

**Reminders:**

**Public Question and Comment:**

Executive Session. I move the Selectboard into executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters.

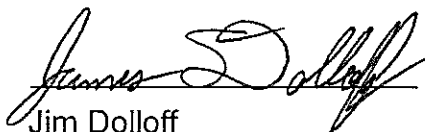
Jim Dolloff moved the Select Board into executive session at 7:40 pm. Robert Flint seconded motion. Selectmen voted 3-0 in favor.

Robert Flint moved the Select Board out of executive session at 8:00pm. Jim Dolloff seconded motion. Selectmen voted 3-0 in favor. No decision made.

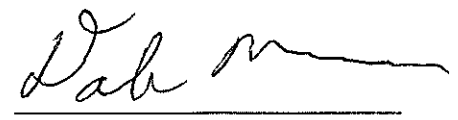
**Adjournment:** Jim Dolloff moved to adjourn the Select Board Meeting at 8:15 pm Robert Flint seconded the motion.

Selectmen voted 3-0 in favor.

Respectfully submitted,

  
Jim Dolloff

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Robert Flint

  
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Dale Miner