



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, August 09TH, 2022 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, and Dwight Warren, Robert Flint, as well as members of the Public.

1. **Dwight Warren called the Selectmen meeting to order at 6:00PM.**
2. **Review/ Approve minutes**  
Robert Flint moved to accept and approve July 26, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**  
Robert Flint moved to accept and approve August 09, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **CEO Appointment:** The Select Board signed the Official CEO Appointment for Don Kent.
5. **Winter Sand Bid:** Dwight Warren reported that the Town received two sealed bids for the screening of winter sand. The Bid consisted of screening three thousand yards of winter sand of the Town's own material and placed in stockpile. Bids considered were to be priced per yard.  
Jim Dolloff opened one bid from Gorham Sand and Gravel and reported the bid to be for \$ 5.62 per yard x 3000 yards for a total of \$16,860. Robert Flint opened the second and final bid from P.Y. Estes and Son and reported that bid to be for \$6.00 per yard x 3000 for a total of \$18,000.00. The Select Board collectively agreed to go with the lower bid. Robert Flint voted to award the winter sand bid to Gorham Sand and Gravel. Jim Dolloff seconded the motion. 3-0 in favor.
6. **Tri-Town Compactor Replacement:** Dwight Warren discussed a need to have a Special Town Meeting to move and make funds available to replace the Tri-Town Waste Facility compactor. He noted that the compactor was built in 1973 and had been rebuilt three times. Repairing the existing compactor would cost \$35,000. Jim Dolloff pointed out that after repairs it would not meet OSHA standards. Two replacement options were also available. The first option was to purchase a new compactor for \$46,2800. The new compactor would take approximately twelve weeks or longer to arrive. The second option was to replace the compactor with a second hand one which is refurbished with all new power units and has a warrantee. Dwight Warren reported that at the previous evenings Tri-Town Meeting, it was voted to replace the compactor with the refurbished one. Dwight Warren moved to transfer funds from Fund Balance to the Tri-Town Account to cover Baldwin's portion of the cost, or approximately \$13,500. Robert Flint seconded the motion. The Select Board voted 3-0 in favor.
7. **Whistlestop Petitions for Liquor License:** Dwight Warren stated that the Town would need to have a Special Town Meeting to address petitions. Robert Flint confirmed that the Whistlestop has submitted petitions for a liquor license to make sale and consumption of spirits available on all days including Sundays. State law requires a referendum vote specifically dedicated to that topic, with ballots printed and made available thirty days in advance. A hearing must also be held at least seven days prior to the vote. The Select Board agreed to move forward with the process.



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- 8. Agreement Letter for Redemption of Property to Brian Buzzell:** Scott Buzzell, Brian's father presented to request a letter from the Town stating that he has paid the back taxes and once the property is cleaned up, he will get a Quit Claim Deed to the property. He stated that the person which is helping him clean up the property would like to have something in writing, assuring the property will be deeded back. Dwight Warren noted that the Selectmen Meeting Minutes state the process and he could be provided with a copy of the minutes. Robert Flint clarified that the Quit Claim Deed would be back to Brian, as he had been the owner prior to Town foreclosure. It would be up to Brian to deed it to Scott. Scott Buzzell was given a copy of the Select Board Meeting Minutes which detail the agreement for property redemption.
- 9. Sand Pond Beach:** Dwight Warren noted that the Town Office had received some complaints. Administrative Assistant, Robyn Anderson confirmed that the Clerk's Office took calls regarding concerns of lack of beach patrol coverage in the evening. Jim Dolloff and Dwight Warren suggested the Beach Patrol attendants stagger and alternate hours to cover the beach when possible. Dwight pointed out that the attendants were already working seven days a week. Beach Patrol, Chad Nason, stated that he had called the Sherriff earlier for vehicles without stickers who refused to leave the beach and continues to direct people to the Town Office to obtain beach stickers.
- 10. BAK Budget:** Dwight Warren reported that the Baldwin After Kids Program was going to be running out of money prior to the program ending for the summer. Selectmen Assistant, Robyn Anderson explained that it was her understanding from what Debbie Wakefield, the Town Clerk indicated was that due to the six-month transitional budget, the BAK Program's ending balance got rolled into Fund Balance leaving her with an insufficient amount to complete the summer program. Debbie stated that there would not be enough funds to cover remaining payroll, and Ariel planned on doing something fun to finish up the season. The Select Board agreed to scheduling a meeting with the program director, Ariel Nickerson to further discuss the situation.
- 11. 2022- 2023 Tax Billing:** Robert Flint explained that the Town is supposed to explicitly state in warrant articles the dates when taxes are due, and interest will accrue. The Town has never done this. This makes it so the Town is unable to implement two-part billing this tax cycle. He noted that the Town tried to recover but was told it could not be changed once taxes were committed. A taxpayer in attendance remarked that due to this oversight, inflation, and COVID it was going to be difficult for people to pay their tax bills. People had counted on the tax bills being broken down into six-month payments and not being required to pay all at once. She questioned why this was not reviewed by someone prior to making the change. Robert Flint noted that the MMA details the steps and options for changing the fiscal year, such as, doing a six-month tax bill followed by a twelve-month tax bill or doing an eighteen-month tax bill all at once. However, in the guidance, it was not seen mentioned as part of the process, this warrant article for doing the two-part tax billing. He clarified that the Town was not charging more taxes on an annual basis through this process. The next tax bill would be approximately one year from now in 2023.



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The taxpayer in attendance further questioned, that if all the correct steps for changing the fiscal year were not clearly written in one place, then why does the Town have to abide by it? Dwight Warren stated it is the law and taxes have been committed.

- 12. Baldwin Comprehensive Plan Update Initial Meeting:** Matt Fricker, of the Planning Board, reported that at the recent initial meeting of the Baldwin Comprehensive Plan, representatives from SMPDC (Southern Maine Planning and Development Commission, the Advisory Committee, and all but two members of the Review Council were present.

Matt said there was good discussion on whether they needed to be consistent with state guidelines. The State guidelines for Comprehensive Plans are extensive and it was determined that there are few upsides to being consistent with all the specific demands and waivers can be requested from the State. Other communities have had good success with a creation of a long-range Planning or Ordinance Committee, developing policies and procedures enumerated in the plan with a focus on immediate needs (1-3 years) intermediate needs (4-6 years) long term needs (7-10 years). The Planning Board tends to get tied up with immediate Planning Board needs, CUPs and is not as effective at long-term planning, ordinance development and changing. SMPDC said that there are newer tools available to help with ordinance writing. There was discussion of how to reach out and get people in the community involved and the importance of transparency to the community of the planning process. Matt said you can reach out and communicate online but will also need to have a community forum for public discussion on what the important issues are to address in a survey. Matt recalled discussion on land issues- regarding the potential of very large tracts of lands coming on the market with potential for conversion into future commercial and residential development such as subdivisions and business parks as urbanization creeps out from the cities.

The committee is set up to have monthly meetings with SMPDC. Matt has written up summary of the Comprehensive Plan process to post on the website. It informs people and it's where they can learn about the process, invites them to the monthly meetings and promotes transparency of the process. Robyn Anderson noted that the initial meeting video had been uploaded online and can be found under municipal meetings on the Town's website.

- 13. 19 Dearborn Road Status:** Robert Flint expressed concerns about people continuing to occupy the house on the property as it is unsafe. Robert Flint, CEO Wes Sunderland, and Don Kent agreed to meet at the property the following morning to place condemned property signs on the house, and to board up doors to prevent access. The signs state to keep out and are signed by the CEO. Dwight Warren confirmed with Robert Flint that pictures would be taken to prove placement, as well formal eviction notice in process. Previous signs have been torn down. Discussion was had as to whether there was still electrical power to the house. Robert Flint noted that it looked like the breakers have been pulled out of the meter. Don Kent confirmed that generators were running when he was last there. Later in the meeting, Robyn Anderson raised the question with the Fire Chief of having the Fire Department do a controlled burn on the house to prevent any further access. Chief Crawford advises knocking the building down prior to burning to assure safety of fire fighters. Wes Sunderland stated that the lot would not be buildable if it is burned down, noting the rule is you can build on a non-conforming lot if setbacks are met. The lot is such that setbacks could not be met, so to rebuild some fragment of the house would need to be left. Otherwise, the Town would have land



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to sell that could not be built on. Robert Flint stated that the first concern is to be condemning the building and keeping people out of it. It is not safe and as owners of the property, the Town is responsible.

- 14. Planning Board Interview:** Dwight Warren confirmed that interviews would begin tomorrow, 8/10/22 for two Planning Board member applicants. Administrative Assistant, Robyn Anderson noted that two additional applicants would need to reschedule due to illness and work conflict. Robyn planned to reschedule those interviews for the following week. The Selectmen were all in agreement.
- 15. Water Treatment System Update:** Robert Flint reported that he met with Ben from Well Done Water today and pulled the cover off the well. He noted that there is a galvanized pipe that leads from the trap to the pump at the bottom and that there is no way of knowing how many feet of pipe there is. Ben advised that a crane would be needed to pull the pipe. Ben will talk with Charlie Ward of Ward Water and will get back to us. Robert Flint confirmed that there is no data on the pump.
- 16. Plow Truck Status:** Road Commissioner, Chris Harrington presented bids for three different truck options. Freightliner offers a finance option and not a lease option, Mack a six- or seven-year lease with no buy out. International has a five-year lease with a buy out at the end. Chris also included quotes from Viking and H.P. Fifield for their equipment to outfit the truck with a dump body, plow gear and sander. Chris noted that he just received an email from H.P. Fifield lowering their quote by \$6,000.00 which was not represented in the packet he presented to the Select Board this evening. Chris noted that the Freightliner quote was \$251,117 and the International was \$243,545. Chris will forward the Mack truck specs. He informed the board that the estimated time of availability for the trucks were, the International 18-24 months and the Freightliner and Mack sometime in the summer of 2023. The Select Board agreed to review all the bids and to discuss further.

**Reminders:**


**Public Question and Comment:**

**Adjournment:** Jim Dolloff made a motion to adjourn the scheduled Selectmen meeting at 7:03 PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

  
Jim Dolloff

  
Dwight Warren

  
Robert Flint