



Town of Baldwin, Maine  
534 Pequawket Trail, West Baldwin, ME 04091  
Cumberland County, Maine, U.S.A.  
TUESDAY, OCTOBER 24, 2017  
BALDWIN TOWN OFFICE  
6:30 P.M.



**Attendance:**

Selectmen: Robert Flint, Jeffrey Sanborn, Dwight Warren as well as members of the Public

1. **Selectmen Meeting was promptly called to order shortly after 6:33 PM by Robert Flint.**
2. **Review/ Approve meeting minutes**  
Jeffrey Sanborn made a motion to accept and approve October 10, 2017 meeting minutes and October 24, 2017 warrant. Selectmen voted 3-0 to approve meeting minutes and the warrant.
3. **Rent for Old Town Office Wing – Nik Harrington**  
Nik Harrington is interested in renting the old town office wing. He currently has no internet and works with leather, metal, glass and is a graphic designer. He also does pottery and jewelry repair. He has a kiln that he uses for pottery. Selectmen discussed whether the kiln would pose a fire hazard. Selectmen made a recommendation to check with the Town's insurance provider, MMA and the fire marshal's office about the proposed use. The ballpark rent rate would be between \$350 and \$400 a month.
4. **Old Business**

**Hillcrest Update**

Robert Flint reviewed the topic. Selectmen received a call from Chris Petricone, CEO of Hillcrest Corporation. He is working to file paperwork with the State of Maine to re-instate Hillcrest corporation. Petricone wants to quitclaim the land to the Town of Baldwin. The Town has to vote whether to accept the land or not. Bloomquist signed his land and house as a part of Hillcrest Corporation, but did not have authorization to do so. The issue is still ongoing.

**Jackie Price – property assessment**

Jackie Price contacted the Selectmen on her property assessment. Jackie's lot 9-5 is not buildable. Wes Sunderland discovered in a document the other day that documents the implementation date for the 2 acre requirement as 1 Mar 1975, at the annual Town Meeting. It was assumed this document was needed because someone questioned if or when the ordinance was passed and as of 4 Apr 1985, there had been no official records of the 1975 Town Meeting. Jackie's Lot 9-5 is a separate but un-buildable lot and should be taxed accordingly since it was established in 1978 after the 2 acre lot requirement was passed. An adjustment also has to be made on the assessment for the L'Heureux lot (9-4) since it falls under the same rules.

**Scholarships**

Scholarships have been received and reviewed by the Selectmen for the Baldwin School Fund and the WMTW Channel 8 Tower Scholarship. The Selectmen have developed a scoring process and they will discuss during their workshop.

**Lot 6-23**

The Selectmen are going to post lot 6-23 for sale. The Town attorney recommended to put in the ad that the lot may be contaminated due to a historic fuel truck spill. Bids to be due November 21<sup>st</sup>. Draft to be sent to Selectmen and approved for advertisement in the shopping guide.

**Proposed Policies and Ordinances**

As discussed in a previous Selectmen meeting, there are policies the Selectmen can establish to simplify town business. There is a policy available that one Selectmen can sign and approve payroll. There is a policy to allowing the Treasurer to pay school expenses without Selectmen voting. There is an ordinance that allows the Selectmen to sign off on the expense warrants without voting on them to authorize paying the warrant without the Selectmen voting on it. Selectmen recommended to review the drafts from



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MMA and highlight areas that need to be reviewed and/or modified. Selectmen voted 3-0 on a policy to allow one selectmen to authorize the payroll warrant. This policy must be voted annually.

5. **New Business**

**Mechanical Services quote – bathroom repair, heater in CEO / GA office**

Matt Sanborn from Mechanical Services submitted a quote to fix the heater in the CEO/GA office and repair the bathroom fans. Selectmen approved the quote 3-0 and will order the parts online to save markup cost.

**Foreclosure Review**

Selectmen reviewed each case that was in foreclosure. Four cases were approved 3-0 to send a letter to the owner of record indicating they were in foreclosure and their property was town-owned and they need to come in and meet with the Board. A request was received by an owner in foreclosure to waive fees and interest because his address on record was incorrect. The Selectmen denied this request 3-0.

**Fire Department meeting**

The Fire Meeting they had last night went very well. The Fire Department is concentrating on a new pumper truck instead of a new fire station at this point. The current pump truck is 21 years old. Robert Flint requested a list of fire department equipment.

6. **Community Center Update**

- Waiting on Hoodz quote
- Working with Sign Concepts to give us a visual of the lettering on the building

7. **Reminders:**

- Planning Board / Selectmen Meeting – Wednesday, October 25th @ 7:00PM
- Planning Board – Thursday, October 26<sup>th</sup> @ 7:00PM
- Town Office Open – Saturday, October 28<sup>th</sup> from 8am – 12pm
- TOWN OFFICE TRICK OR TREATING – Tuesday, October 31<sup>st</sup> from 4PM – 7PM

8. **Adjournment**

A motion was made by Robert Flint and Selectmen voted 3-0 to adjourn the meeting at approximately 7:52PM.

Respectfully submitted,

Robert Flint

Jeffrey Sanborn

Dwight Warren