

Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, FEBRUARY 3, 2026, 6:00 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.

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve January 20, 2025, minutes as written. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the minutes.
2. **Review/ Approve warrant.** Robert Flint moved to accept and approve the February 03, 2026, warrant. Dale Miner seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Cumberland County Regional Assessing – Acres of Wildlife (AOW) Select Board Abatement Requests:**
 - 1) Acorn AOW Forest Ave. (Map/Lot: 002-007-Acorn): Assessing Agent, Rob Sutherland of Cumberland County Regional Assessing confirmed that the taxpayer responded to requested information regarding the taxable status of the camper at the above site, by indicating that the status in the tax year 2023 was the same as it was in tax year 2022 (i.e., the same camper was on site without changes). The camper was also documented to be on site by Cumberland County Regional Assessing in 2023. Robert Flint moved to not approve the abatement of the 2023 taxes for the above property tax account. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.
 - 2) 72 AOW Deer Way (Map/Lot:002-007-072) tax year 2019 and 13 AOW Blueberry Hill (Map/Lot: 002-007-013R) tax years 2021-2014. The taxpayer reports that due to an incorrect address, she did not receive property tax bills for these accounts and for the specified tax years noted and therefore is requesting an adjustment or abatement of fees associated with foreclosure notifications. Robert Flint confirmed the estimated fees to be approximately \$400.00 with the Town Treasurer. He moved to forgive \$400.00 in interest and costs. Jim Dolloff seconded the motion. The Selectmen voted 3-0 in favor.
4. **Fire Department Fire Chief Recommendation for Appointment – Deputy Chief, Jacob Bradway:** The Fire Department met and voted to endorse Jacob Bradway to the position of Fire Chief. Dale Miner moved to appoint Jacob Bradway as Fire Chief for the Town of Baldwin. Robert Flint seconded the motion. The Selectmen voted 3-0 in favor.
5. **Map/Lot 006-004-005, Foreclosure Notice and Discussion of Payment of Taxes and Fees:** The taxpayer requested to be added to the Selectmen meeting agenda to discuss payment of property taxes and fees. She was not present at the meeting.
6. **Saco River Corridor Commission Representative Appointment, Donald Sharp:** Donald Sharp presented for appointment as a town of Baldwin representative to the Saco River Corridor Commission. SRCC clarified through email that if appointed, Mr. Sharp would be the second, alternate member, which means that if both Baldwin representatives are at the same Commission meeting, only the primary representative would be able to vote. Generally, when a town has two representatives, they trade off attending Commission meetings. At a meeting where Mr. Sharp is the only Baldwin resident present, he may vote. Donald Sharp declined the appointment.
7. **Town Clerk – Discussion of Office Hours:** Town Clerk, Deborah Wakefield deferred conversation for another time.



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8. **Spectrum Northeast, LLC/Charter communications Franchise Agreement:** Robert Flint noted that the Town has an agreement with Spectrum that is expiring for cable tv service. The Town does not own the infrastructure, and a certain percentage of franchise fees go to support TV 2, Sacopee Valley Visual Education. TV2 records and streams local school games, events, and Annual Town Meeting. There are other companies competing to provide similar service and are moving toward fiberoptic. Dale Miner questioned whether the agreement was necessary. The Selectmen deferred signing the agreement until the next meeting.
9. **Online Mapping:** Robert Flint is to finalize a Request for Proposal to advertise on the Maine Municipal Association Website. Baldwin is looking to have a comprehensive online mapping portal established and maintained. Planning Board member, Don Sharp, reviewed detailed maps which contain overlays that he has created for his own use and may also be helpful to the planning board and CEO.
10. **Town Ordinances vs State Legislation Guidance:** The Selectmen, with Town Attorney approval provided the Planning Board, CEO and the Board of Appeals with guidance when Town Ordinances do not coincide with State law. Town ordinances are to be upheld.
11. **2025 Statewide Housing Survey:** Municipalities are being asked to report their housing data for the calendar year 2025 to track housing growth across the state. Municipalities with 4,000 or fewer residents are optional.

Reminders: The Town Office is closed on Mondays in February.

Public Question and Comment:

Executive Session. I move the Selectboard go into an executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters. Robert Flint moved the Selectmen into Executive Session at 6:55pm. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.

Robert Flint moved the Selectmen out of Executive Session at 7:20 pm. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.

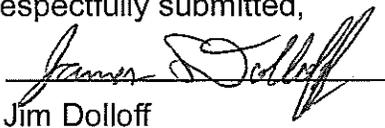
Executive Session pursuant to 1 M.R.S. §405(6)(E) to discuss a pending land-use enforcement matter. Robert Flint moved the Selectmen into Executive Session at 7:20 pm. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.

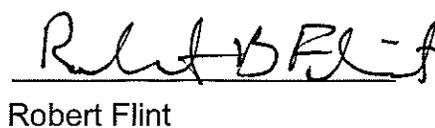
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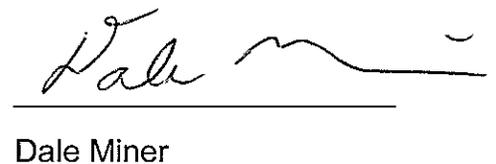
Robert Flint moved to direct the CEO to enforce Land Use and Subdivision Ordinances using the 80K procedure.

Adjournment: Dale Miner moved to adjourn at approximately 8:00pm. Jim Dolloff seconded. The Selectmen voted 3-0 in favor.

Respectfully submitted,


 Jim Dolloff


 Robert Flint


 Dale Miner