



Town of Baldwin, Maine  
SELECTMEN MEETING MINUTES  
TUESDAY, OCTOBER 5, 2021 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 as well as members of the Public.

1. **Selectmen Meeting was called to order approximately at 6:00 PM by James Dolloff.**
  2. **Review/ Approve minutes**  
Jim Dolloff requested a motion to accept and approve September 21st, 2021 minutes. Bob Flint seconded the motion; no discussion. Selectmen voted 3-0 to accept the minutes.
  3. **Review/ Approve warrant**  
Bob Flint requested a motion to accept and approve October 5th, 2021 warrant. Dwight Warren seconded the motion; no discussion. Selectmen voted 3-0 to approve the warrant.
- **Growth ordinance discussion** : Selectmen reviewed growth ordinance. Wes Sunderland reported he was concerned with the rate of growth of the Town. The comprehensive plan needs updating. He is concerned with Baldwin growing too fast and recommended that the growth ordinance stays the same at 15 new residences. Bob Flint stated the growth ordinance should work together with the comprehensive plan and doesn't recommend a change until the comprehensive plan is updated. Bob Flint made a motion to keep the growth ordinance the same at 15, Selectmen approved 3-0.
  - **Review/ approve abatements and supplementals:** Selectmen reviewed abatements and supplementals as provided by Cumberland County Assessing and signed/approved 3-0.
  - **Community Center Funds** : Bob Flint made a recommendation to spend donation funds for the mold abatement as it poses a public health problem in the community center wing. Dwight Warren recommended to also get the tiles fixed that have fallen and are sagging down in the community center wing. Selectmen discussed whether or not it would be kept in a reserve account. Selectmen will discuss with Deb at the budget meeting.
  - **Budget review? next meeting? when to prepare warrant?:** Bob Flint reviewed the warrant briefly, summarized the articles and recommends a public hearing prior to the Town meeting in December. A public hearing date will be decided.
  - **Update on Fire Department Study:** Neil Courtney has been selected as the engineer to conduct the Fire Department study. Currently, Neil is working with Bob Flint and Bruce Crawford on a statement of work. Hopefully by the end of the month an agreement can be made on the statement of work and a cost.
  - **Rail Trail review:** Dwight attended the Rail Trail zoom meeting representing Baldwin. Dwight reported there are still lots of issues, questions and there is discussion whether or not to pull up the rails.
  - **Review of the MEDEP water quality results and equipment:** Selectmen reviewed the water quality results provided by the MEDEP. The MEDEP sampled the water before and after the filtration system in the boiler room. The DEP explained that the quality is satisfactory and the filters are doing the job. The DEP gave the Town the option to take ownership of the filter system instead of taking



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- it out, therefore the Town would be responsible for maintaining it. Selectmen will discuss further and call the MaineDEP for more information.

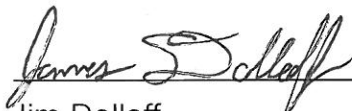
**Reminders:**

- Monday, October 11th – Office closed for Indigenous People Day (aka Columbus Day)
- Thursday – October 14<sup>th</sup> – Planning Board Meeting @ 7PM

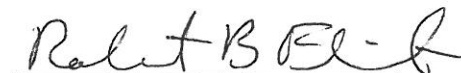
**Public Question and Comment**

**Adjournment:** Jim Dolloff made a motion to adjourn the meeting at 7:35PM. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

  
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Jim Dolloff

  
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Dwight Warren

  
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Bob Flint