



Town of Baldwin, Maine
534 Pequawket Trail, West Baldwin, ME 04091
Cumberland County, Maine, U.S.A.
TUESDAY, OCTOBER 10, 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 6:32 PM by Robert Flint.**
2. **Review/ Approve meeting minutes**
Jeffrey Sanborn made a motion to accept and approve September 26, 2017 meeting minutes and October 10, 2017 warrant. Selectmen voted 3-0 to approve meeting minutes and the warrant.

3. **Old Business**

Maietta

Robert Flint reviewed the issue. About a year ago the CEO cited Maietta with numerous violations. The issue went to the Appeals Board and the violations were upheld. Maietta then took the Town to court. As part of the court process, the Selectmen and Baldwin's attorney met with Maietta in a mediation session. The mediation session lasted more than 8 hours and in the end, came to a proposed agreement and consent decree that the conditional use permit (CUP) was still active and Maietta was in violation of the CUP. Selectmen voted 3-0 to sign the consent decree.

Hillcrest

Robert Flint reviewed the issue. In regards to back taxes on the Hillcrest Corporation, notices were sent to William Bloomquist. In doing further research, the CEO of Hillcrest Corporation, Chris Petricone, was a friend of William Bloomquist. Mr. Petricone owns the parcels and wants to quitclaim the property to the Town and the parcel that Bloomquist lives on to him.

Scholarship Deadline Today

The Baldwin School Fund and the WMTW Channel 8 Tower Scholarship applications are due today for consideration.

4. **New Business**

Necessary policies and ordinances

There are some available 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 voted 3-0 to draft a policy for next meeting for review.

RFP Assessing

The Selectmen have posted an RFP for Assessing services. It was posted on the MMA website, and sent to our current assessor, O'Donnell's and Associates. It will also be posted in the Portland Press Herald.

Planning Board combined meeting with Selectmen - date & time

The Planning Board asked to coordinate a combined meeting with the Selectmen to review some issues. The Planning Board will be contacted to get some available dates and times.

Property Assessment – Jackie Price

Jackie Price contacted the Selectmen's office indicating she was taxed for a buildable lot and it is not buildable Map/ lot 009-005. Selectmen are researching this issue.



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Map/Lot 006-023

Selectmen are considering selling property 006-023. The Town attorney recommended that the Town could sell the property and put in the terms that "it may be contaminated". Selectmen voted 3-0 to move forward with selling the property. There has been no interest in lot 001-063B. Selectmen voted 3-0 to drop the price and continue listing the lot with Cote and Howe. The price was dropped from \$20,000 to \$12,000.

Mil-rate

Selectmen discussed the mil-rate and how it is a calculation of budget and assessed value. The mil-rate has fluctuated over the years for various reasons. The 2017 mil-rate is 13.43.

5. Community Center Update

- Jeff Fleming dropped off the application for the State Fire Marshal's office today. Will be sent out.
- Community Center recommendations

6. Reminders:

- Planning Board Meeting – Thursday, October 12th @ 7:00PM
- Appeals Board Meeting - Thursday, October 19th @ 7:00PM

7. Adjournment

A motion was made by Robert Flint and Selectmen voted 3-0 to adjourn the meeting at approximately 8:00PM.

Respectfully submitted,

Robert Flint

Jeffrey Sanborn

Dwight Warren