



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, OCTOBER 28, 2025, 6:12 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.

Meeting followed a Public Hearing for proposed General Assistance Ordinance held at 6:00pm.

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve October 14th, 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 October 28th, 2025, warrant. Dale Miner seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Cumberland County Regional Assessing Abatements:** The Selectmen reviewed and signed the Abatement provided by Cumberland County Regional Assessing for property located at Blueberry Hill, Acres of Wildlife Campground.
4. **2027 Housing Laws:** The Maine Municipal Association forwarded a FAQ document provided by the Maine Office of Community Affairs to help municipalities as they consider zoning and land use changes due to housing legislation. Discussion included the Town not rushing to comply with legislation verses amending ordinances to minimize the impact of the new housing laws. A moratorium on building was suggested until the question of taking it to court or complying is sorted out with additionally, a public hearing to include input from the town.
5. **Planning Board Request for Meeting with Select Board:** Planning Board Chair, Jo Pierce, expressed a need for effective communication between the boards. He expressed having a lack of tools for the Planning Board in addressing land use requests brought before the board considering changes to housing legislation in relation to existing Town ordinances. Jo Piece plans to add the topic of a meeting between the Select Board to a Planning Board meeting agenda.
6. **LPI and CEO Appointment Terms:** Newly appointed Deputy CEO, Kent Whitten has attained certifications for code enforcement and licensed plumbing inspector. The Selectmen agreed to appoint Kent Whitten as an LPI. He is to work with CEO, Don Kent to transition into the position.
7. **CEO Reports:** The Selectmen discussed the benefit of having regular written reports on code enforcement activity received from the Code Enforcement Officer on a regular basis, monthly or preferably twice monthly; the reports would apprise the Select Board and Planning Board of issued permits and status of growth. Planning Board Chair, Jo Pierce, agreed that the reports would be beneficial.

Reminders: Town Office closed tomorrow, October 29th for training and closing at noon of Friday, October 31st. Halloween Trunk or Treat from 4:00pm – 7:00pm at the Town Office and Community Center.



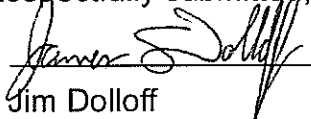
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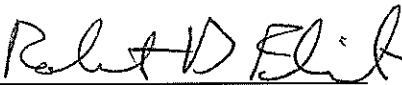
Public Question and Comment: Caroline and Gordon Reynolds attended the meeting. They are looking for a response back from Code Enforcement in response to concerns about Frost Heave Road. Some concerns raised include, width of road, permits issued in relation to town ordinances, easements, Town discontinuance, and abandonment of the road. Don Kent was not present at the meeting.

Adjournment: Dale Miner moved to adjourn at approximately 7:10 pm. Robert Flint seconded. The selectmen voted 3-0 in favor.

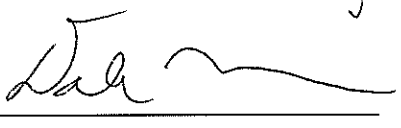
Respectfully submitted,



Jim Dolloff



Robert Flint



Dale Miner