



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



Attendance:

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

1. **Meeting was promptly called to order shortly after 6:32PM by Robert Flint.**

2. **Review/ Approve meeting minutes**

Jeff Sanborn made a motion, Bob Flint seconded the motion and Selectmen voted 3-0 to approve May 23rd, 2017 meeting minutes and June 6, 2017 warrant.

3. **Open Paving and Material Bids**

Bid results are as follows. The highlight indicates the lowest bid and awarding contractor.

Paving Bid Results	
Dayton Sand & Gravel Co., Inc.	\$218,280.00
F.R. Carroll Inc.	\$188,614.50
Pike Industries Inc.	\$192,335.00
Shaw Brothers Construction	\$198,439.50

Material Bid Results	
3/4" crushed gravel (delivered, per yard)	
Dwight R. Mills Inc.	\$11.00
F.R. Carroll Inc.	\$16.75
L.P. Murray & Sons, Inc.	\$12.50
P.Y. Estes & Son Inc.	\$11.50
Shaw Brothers Construction	\$18.50
1 1/2" crushed gravel (delivered, per yard)	
Dwight R. Mills Inc.	\$10.50
F.R. Carroll Inc.	\$15.75
L.P. Murray & Sons, Inc.	\$12.50
P.Y. Estes & Son Inc.	\$11.25
Shaw Brothers Construction	\$17.25
4" - 6" Rip Rap (delivered, per yard)	
Dwight R. Mills Inc.	NA
F.R. Carroll Inc.	\$30.00
L.P. Murray & Sons, Inc.	\$25.00
P.Y. Estes & Son Inc.	\$11.50
Shaw Brothers Construction	\$28.00

4. **Jason Brown – Fire Department**

Fire Chief Jason Brown discussed the need for station repairs or a new station construction. He describes the West and North Baldwin stations are in desperate need of repairs. There was discussion to either repair the existing stations or develop a plan for a new station that would fulfill ISO requirements for both areas of town. The ISO insurance rating study determines the adequate response distance for each section of town. Jason explained Baldwin cannot have one fire station because the town is too widespread and the response time is too long from one end of town to the other. Selectmen recommended that Jason and the Fire Department Assistant Chiefs meet to discuss a plan including what the fire department needs are and cost comparisons.

5. **Old Business**

- **Computers – Fire Department and Town Office**

Jason Brown needs a desktop and printer. If the office staff upgraded computers Jason said it would fit his needs if he could have one of the old office computers and a printer. Selectmen discussed that they need to look at the budget to assess the cost of the new computers for office staff and the account balances.



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- **Foreclosure Notices**

Foreclosure letters were sent out to residents that have not paid their 2014 taxes. The letter basically explains that the Town now owns their property and encourages them to come and meet with the Selectmen. If they are enduring a hardship, they are encouraged to talk to General Assistance. Maurice Geoffreys, General Assistance administrator, will then conduct a financial profile after meeting with the resident. Selectmen voted 3-0 to sign and send out the letters.

- **Marston Road – Campground update**

Dwight Warren drove up to Marston's Pond on Saturday, June 3rd and there was a loader in the pond digging it out. Bob Flint also witnessed the machine digging in the pond on Monday, June 5th approximately 3pm and took photos. The comment was made by the operator that the pond is private and they have the right to remove the dam and drain it. Monday, June 5th around 1pm the Selectmen reported the incident to the DEP. The office received a message from the DEP indicating that they will go out to look at the activity.

- **Planning Board – follow-up**

Last meeting there was a discussion on how adjacent lots with common owners are supposed to be handled. The example was given if Jane and her husband owned a lot and Jane and her brother owned the adjacent lot, the planning board would then combine the lots per the state statute because "Jane" was the common owner of both lots. The question was issued to Attorney David Laurie for clarification. Attorney Laurie said no, if adjacent lots were joined the owners had to be identical (in the example, Jane and her husband had to own both lots). Jo Pierce had explained any contiguous lot had to be combined. During the email communication with the Planning board, Selectmen and David Laurie, Jo Pierce made the request that he no longer wanted to proceed with the issue and no more discussion was needed with David Laurie.

6. **New Business**

- **Land Use Ordinance Updates – Section 4.2.B**

In the Land-use ordinance, section 4.2.B, there is a handwritten edit that increases the minimum repair and improvement cost from \$5,000.00 to \$25,000.00. Selectmen requested the Planning Board to incorporate this edit into the ordinance as it was voted and approved on at March 2017 Town Meeting. Edit will be sent to Matt Fricker, Planning Board secretary.

- **Appointment Review**

Selectmen reviewed appointments of the Town's appointed officials and members. Selectmen to review at upcoming workshop.

- **Boston Cane Ceremony**

Boston Cane Ceremony is scheduled Wednesday June 7th at 12:30PM. Volunteers will bring refreshments. Bob Flint requested Boston Cane history and information to use for the presentation from Paul Thomas.

7. **Community Center Updates**

- **Pickleball / Horseshoe Applications**

Selectmen approved pickleball and horseshoe applications. No cost to participants, but donations are encouraged.

- **Zumba on Mondays for kids and adults – every Monday starting June 19th**

\$50 per month as Steph Glatzer Zumba class.



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- **Antique Store Inquiry- 7 days a week – rate? Have not received application or insurance**
Discussion on an inquiry received on renting a room for the purpose of an antique store. Kurt Olafsen reminded the Selectmen that commercial insurance would be required and the Town be listed as additionally insured if was rented for that type of use. An approximate cost of \$475 per month was discussed. Security concerns were discussed if the business was in operation on weekends and after hours when the town office was closed.
- **Point of Contact for Community Center Conditional Use Permit for Planning Board**
Dwight Warren is the point of contact for the community center conditional use permit.
- **CF Grant Update**
Received quote from Jeffrey Flemming and submitted to the CF grant. CF Grant may fund the costs for Jeff Flemming's services to produce a drawing for the kitchen and work with the State Fire Marshal's office to obtain a construction permit. A construction permit is needed to renovate the former school kitchen into a commercial kitchen in order for it to be rented and utilized by the community center.

8. **Reminders**

- Boston Cane Presentation – Wednesday, June 7th @ 12:30PM
- Community Center Meeting – Wednesday, June 7th @ 6:30PM
- Planning Board Meeting – Thursday, June 8th @ 7:00PM

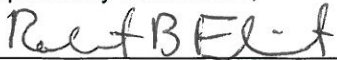
9. **Public Question & Comment**

- Bob Flint met with Cumberland County Assessing. O'Donnell's has served Baldwin for 47 years. There was discussion on personal property and the assumption that it is defined as a blue law, which means it's treated as a law and documented in the statutes, but is not clearly enforced. Cumberland County Assessing agreed that personal property is treated as a business tax.
- Kurt Olafsen discussed the Boston Cane Policy. Doug Noble has done extensive research on the Boston Cane policy. A recommendation was made to put a requirement in the policy in which a resident has lived in Baldwin a certain amount of years to receive the Boston Cane. The Selectmen recommended a required minimum time period of 15 years should be applied as a requirement. Selectmen voted 3-0 to change the Boston Cane Policy to include a requirement where the recipient must have lived in Baldwin fifteen years or more. Policy to be changed and signed at the next Selectmen's meeting.

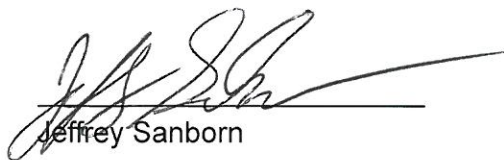
10. **Adjournment**

A motion was made by Robert Flint and seconded by Jeffrey Sanborn to adjourn the meeting at approximately 8:35 PM.

Respectfully submitted,



Robert Flint



Jeffrey Sanborn



Dwight Warren

