



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, NOVEMBER 15 TH, 2022 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.
Attendance: Selectmen: Jim Dolloff, and Dwight Warren, Robert Flint, as well as members of the Public.

1. **Dwight Warren called the Selectmen meeting to order at 6:00PM.**
2. **Review/ Approve minutes**
James Dolloff moved to accept and approve November 1st, 2022, minutes as written. Robert Flint seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Robert Flint moved to accept and approve November 15th 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Status of Tax Acquired Property Map 1 lot 26-D/ 22 Bishop Delisio Lane:** Robert Flint noted that at the last meeting the Select Board agreed to have Ken Strout Jr. come in to explain how he planned to pay the back taxes in thirty days to redeem the property. Robert Flint reviewed history of communications between the Select Board, Ken Strout Jr, and Ken's mother Rhonda. Both Ken Jr. and Rhonda appeared separately in January of 2022 to inquire about redeeming the tax acquired property, reporting that Ken Sr. was in a nursing home. The Select Board confirmed with each visit that they were amenable to setting up a payment plan to redeem the property. This was also confirmed through emails between Rhonda and prior Select Board Assistant, Danielle Taylor as well at a Select Board Workshop in which Ken Jr. attended. At that workshop, the Select Board cautioned Ken Jr. about making back payments without consulting legal advice due to the State of Maine potentially having a claim on the property secondary to Maine Care support. In May 2022 Robert Flint reached out once again by email to Rhonda, noting that the Select Board had not heard from Ken Jr. or Rhonda since the workshop meeting and to affirm that the Select Board was still amenable to having the back taxes fully paid and once paid a quit claim deed would be issued to Ken. Having not heard from Ken Jr. or Rhonda since January the Select Board requested Rhonda to provide her intentions concerning the matter within two weeks and did not want to take any action until she and Ken Jr. had opportunity to communicate with the Select Board. Robert Flint said it has been almost six months since that last email had been sent.
Ken Strout Jr., in attendance at this meeting, stated that he will pay back taxes within thirty days from the last meeting. He said he has been working on improving his credit and acquiring a loan to pay back taxes, fix up the property and resolve his father's Maine Care bill; noting that he was not aware of the prior email communications between the Select Board and his mother. Robert Flint confirmed that the Select Board was not concerned about Maine Care, that that was between him and the State. He noted that if Ken had come in earlier, he could have had a three-to-four-year payment arrangement. Dwight Warren expressed that the situation has been going on for almost seven months. Both Jim Dolloff and Dwight Warren said that it is not fair to the number of people that have placed bids and deposits on the property. Robert. Ken Jr. stated that his father hadn't paid taxes because there wasn't a building permit for the house and was concerned that he would be made to tear it down. The Select Board confirmed that the house would not have to be removed and that once all taxes were paid, a Quit Claim Deed would be issued to Ken Jr.



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Robyn Anderson, Administrative Assistant suggested that the sealed bids received be held until the thirty-day deadline for Ken Jr. to pay back taxes expires, after which, the bids be opened in a selectmen meeting. She noted that bidders have called inquiring about the outcome of the bidding process. Thus far, all were willing to wait to see the outcome of the payment arrangement and deadline provided by the Select Board, rather than have the bids opened and deposits returned. Bob Flint moved to give Ken thirty days from the last meeting (November 8th, 2022) to pay the taxes in full, talk with tax collector to get correct number and pay her and will get a Quit Claim Deed. Bids will be held until that time. No further opportunities for redemption of property will be considered. The Selectboard voted 2-1 in favor. Joel Gulstrom withdrew his bid for this tax acquired property at this meeting.

5. **Special Town Meeting Warrant and Return:** Robert Flint stated that there will be a Special Town Meeting on November 29, 2022. There are two articles to vote on, the first is to see to increase the spending to relocate the radio repeater on the Channel 8 tower to \$60,000.00 from ARPA funds per Bruce's current estimate. The second will be to vote on the Disorderly House Ordinance. The article which pertained to the revision of the Personnel Ordinance was removed due to needing a public hearing for that article.

6. **Personnel Ordinance Revision:** The Select Board and Town Employees have worked together to revise the Personnel Ordinance. Robert Flint said that after working on it, he has discovered there has been a disconnect between what the ordinance says and what's being done and is trying to sort it out.

Reminders: Senior Lunch scheduled for tomorrow will not be cancelled due to predicted snowstorm.
Baldwin Comprehensive Plan Meeting 11/16/22.

Public Question and Comment:

Sand Pond Road Dog Complaints: Neighbors present recalled that at the October 18th Select Board Meeting their neighbors who wanted a kennel presented with their lawyer saying that they wanted to comply with Baldwin's ordinance of having the appropriate number of animals. The neighbors questioned follow up and time limit. CEO, Don Kent stated that he has not heard from dog owner's attorney. Once notified that outdoor dogs have been removed from the property, Don plans to go verify status of relocation of the dogs. Planning Board Chair, Jo Pierce noted that he had corresponded with Attorney Braun regarding scheduling an extra Planning Board Meeting that fell on Thanksgiving Day for a different day. Jo explained to him the process of prior public notification of meetings and completion of application, as well as, still waiting on requested documents, public hearing, and site walk. The Selectmen will contact Attorney Braun for further information.



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Selectmen, Jim Dolloff addressed a complaint regarding dispatching of trucks from F. E. Woods on Woods Mill Rd. It was discussed whether a CUP was active for the current business, and Planning Board Chair, Josiah Pierce was unable to confirm there to be one. Further review is needed.

Kathy Pierce gave a Brown Memorial Library update. She said the library is holding story hour for kids and sewing and quilting classes are underway. There will be vendor and art décor Christmas sale coming on December 10th, from 9:00am – 3:00pm and the Historical Society has the Pucker brush Band playing afterward.

Adjournment: Jim Dolloff moved to adjourn the scheduled Selectmen meeting at 6:39PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint