



Town of Baldwin, Maine
534 Pequawket Trail, West Baldwin, ME 04091
Cumberland County, Maine, U.S.A.
TUESDAY, OCTOBER 25, 2016
BALDWIN TOWN OFFICE
6:30 P.M.



Attendance:

Selectmen: Robert Flint, Jeffrey Sanborn, Olin Thomas
Public attendance

1. **Meeting was promptly called to order at 6:35 pm by Olin Thomas.**
2. **Open Insulation and Life Safety Bids**
Received and opened bids from Tyco, Northeast Security Systems, Protection Professionals and ADT for the life safety work. Bids were quite extensive with a lot of options and information. Selectmen need to analyze proposals and understand the options. Recommended to contact Bruce Crawford from Baldwin FD to assist in evaluating the life safety system options. Received and opened bids from HomeSnuggers , All-in-one insulation (bid of \$4923.00) and Quality Insulation (bid of \$4,950.00). HomeSnuggers did not provide a total cost (hourly rates given in bid vs a lump sum) and listed different options including a 3 phase process. Mark Walker from HomeSnuggers in attendance and discussed the options. Selectmen recommended to contact All-in-one and Quality Insulation to find out when they could start. Will table discussion until workshop. Announce decision next Selectmen's meeting.
3. **Review/ Approve meeting minutes**
A motion was made and Selectmen voted 3-0 to approve October 11th, 2016 meeting minutes, October 25th warrant.
4. **Old Business**
 - **Ronald Demers Lot -12-001**
Ronald Demers was allowed to build a cabin on the property, but was not given a deed or any property. Ron Demers passed away and the cabin should be condemned. The Selectmen voted 3-0 the property belongs to Dennis Harrington, there was nothing for the town to seize, and the town would forego the property taxes owed since 2011. The property will merge back into the original lot and be taxed.
 - **Joe Dipalo Lot 005-042C**
Lot was foreclosed on several years ago. It was sub-divided illegally from Lot 005-042B. It is a non-conforming lot and therefore has little or no value since it can't be sold as a house lot. Selectmen voted 3-0 to contact the owners of lot 005-042B to see if they are interested in taking it. If so, can process quitclaim and merge into the same deed.
 - **Nature Wilderness Appeal Letter**
The Town received an appeals letter in response to the CEO violations. The letter will be turned over to the appeals board to proceed with.
 - **Review/ Approve Cary Graffam quitclaim deed from David Laurie**
Send quitclaim deed with cover letter to Carey Graffam. Need to contact Connie O'Brien and do the same.
 - **Steps forward for selling town-owned property – real estate agent.**
Need to review properties to see if its worth to list with real estate agent.
 - **Town owned property update – Bald Mountain**
In contacting Metcalf surveying, the property was owned by Appleton Burnell and the deed indicates 50 acres. Bob Flint will talk to Jeep and see if he can find additional information.
 - **Community Center Update**
Additional site walk for other contractors. Need to contact contractors and specify a site visit time within a week.



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- **Paving on Senator Black Road**

Paving will be done Monday thru Wednesday.

- **Budget/ Finance Advisory Committee**

Draft policy has been reviewed. Jeff Sanborn recommended to see who is interested on serving on committee. Need to draft an ad for the paper.

5. **New Business**

- **Sign Maurice Douglas Letter**

Map 3 Lot 5 belongs to Maurice Douglas in Sebago. Lot is listed as town-owned. Bob Flint researched the registry. Will send a letter to Maurice and conduct a supplemental assessment.

6. **Public Question & Comment**

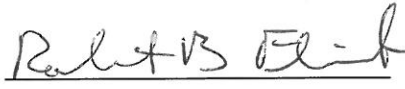
7. **Adjournment**

A motion was made by Olin Thomas and seconded by Jeff Sanborn to adjourn the meeting at approximately 7:28PM

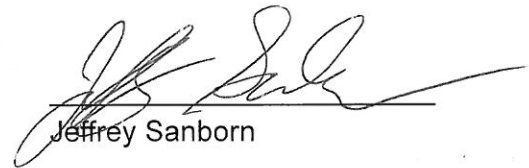
Respectfully submitted,



Olin Thomas



Robert Flint



Jeffrey Sanborn