



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, May 17th, 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 6:05PM.
2. **Review/ Approve minutes**
Robert Flint requested a motion to accept and approve May 3rd, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Robert Flint requested a motion to accept and approve May 17, 2022, warrant. Jim Dolloff seconded the motion. Selectmen voted 3-0 to approve the warrant.
4. **Cemeteries- Transfer Funds from Equipment Account to Cemetery Account:**
Selectmen discussed that there are not enough funds in the transitional six-month Cemetery budget to cover the new mower. Robert Flint moved to transfer the entire \$2800.00 amount needed from the Town Equipment Account to the Cemetery Account. Jim Dolloff seconded motion. 3-0 vote in favor of transferring funds.
5. **Redemption of Property at Tax Map 12 Lot 3 (Brian Buzzell):**
Bob Flint discussed that last year the Select Board spoke with Brian Buzzell regarding redeeming his property that was foreclosed on by the Town. At that time Mr. Buzzell made an agreement to pay \$400.00 a month and have it paid off in 6 months. It has been one year, and no payments have been received. The Select Board also asked at that time that he clean up the property and that has not been done. Robert Flint moved to approve sending a letter to Mr. Buzzell notifying him that the Town is putting the property up for sale. Jim Dolloff seconded the motion. Selectmen voted 3-0 in favor.
6. **Town of Baldwin Sale of Tax Foreclosed Property at Tax Map 10 Lot 5 (Edwin Libby):**
Robert Flint reported that Wes Sunderland, CEO indicated that this property probably should be condemned. It was noted that there are currently people living on the property rent free with owner's consent. Robert Flint moved to send a letter to Mr. Libby notifying him that the Town will be putting the property up for sale unless he pays the entire back taxes within thirty days. The owner had been given similar opportunities in the past to clear up back taxes and has not done so. Jim Dolloff seconded the motion. Selectmen voted 3-0 in favor.



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7. Document To Help Local Taxpayers-To Be Posted on Town Website & Notice To Town

Residents:

Based on information received from the Assessor and discussions with Town Property owners, Robert Flint drafted an information sheet to inform people that there's help out there and where to go to get it. It covers various types of exemptions, current programs for Tree Growth, Farmland and Open Space. The Property Tax Deferral Program, which works like a reverse mortgage. The state pays taxes for you until no longer needed. The Property Tax Fairness Credit and Sales Tax Credit are available to qualifying folks that have filed 1040 Maine Income Tax Forms. Home Energy Assistance, plus other programs are available. People are encouraged to speak to the Town's General Assistance person. This is an attempt to make people aware of help that is out there. The information will be posted on the Town's website.

8. Glenvale Solar Project- TIF Presentation:

The Selectmen discussed a need for starting with a general informational session for the Town's people to explain what a TIF is and how it works. Glenvale wants a TIF, and the people would have to vote on it. The session would help get a sense of what the people think about it. Collectively, the Selectmen agreed that a Saturday would work best to reach the most people. Saturday, June 11th, 2022 was decided to be the date to hold the session. The Selectmen will contact Glenvale to arrange the date and will post the meeting information in the Shopping Guide and website once confirmed.

9. Cemetery Rules:

Steve Thorne, of the road crew, inquired about policies or ordinance regarding the use of artificial flowers and bark mulch around cemetery stones. He said the crew has been busy cleaning and mowing the cemeteries in preparation for Memorial Day, and notes that there is a lot of faded wreaths left behind as well as blown artificial flowers and mulch. The cemetery rules state it is the responsibility of lot owners to remove any unsightly flowers or decorations, or the caretaker may do so.

Steve noted that it has required much time in removing all the debris.

They are making their way through the old cemeteries and cleaning up downed trees and knocked over stones. The Selectmen agreed to review the cemetery rules and discuss further at the next meeting.

10. Sign For Sand Pond Beach- "Stickers Required":

Chad Nason, Beach Patrol, asked if the Town could have a sign made up stating that a beach pass/sticker is required for beach attendance. He said Sebago has such a sign and thinks it would be helpful. Dwight Warren discussed a need for new trash cans for the beach. He felt purchasing cans with lids would be safer than cutting tops off barrels and using them as trash cans. Robyn Anderson inquired about the status of the new family/visitor pass. Jim Dolloff noted that they would further review all discussed at Thursday evening's Sand Pond Committee Meeting.



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11. Fire Chief, Bruce Crawford- ISO Review, Fire Study Report And Channel 8 Tower:

Bruce Crawford, Fire Chief, noted that last correspondence with WMTW Channel 8 was 4/12/22. WMTW stated that they were going to have a corporate legal department review imposed and that they would get back to Chief Crawford. Bruce asked for Bob Flint's assistance in contacting them. Mr. Flint agreed to help.

Chief Crawford indicated that per the ISO findings, a lot of training needs to be done.

Neal Courtney wants to come back and do hydrant training at Wood's Mill. Due to a beaver dam, the hydrant will need to be moved, and would be best to move it to a location with improved visibility and ease of use. Chief Crawford will meet with the landowner for further approval. The Selectmen agreed to having the road crew help in the excavation and relocation of the hydrant.

Chief Crawford noted that the Fire Department study is complete and needs to get out to the public for feedback.

- 12. Matt Fricker- Planning Board & Comprehensive Plan:** Matt Fricker stated that he heard that CEO, Wes Sunderland was retiring this month and was wondering about plans for replacing him? He asked if MMA or SMPDC could provide an interim replacement? Robert Flint noted that Wes had said that he would stay until a replacement was found. Mr. Flint mentioned that new Planning Board members are needed as well. Jo Pierce said that Don Sharp would be interested in the CEO position. He has an extensive Planning Board and Engineering history. It was discussed that training and tests can be worked on for one plus years while doing the job. Mr. Fricker noted that the Planning Board has a CUP in front of it that has significant and long-term aesthetic implications for Pequawket Trail. The CUP for a business sign, if granted, will set a precedent. For thirty years, every CUP granted for signs has been for no greater than twenty square feet. Mr. Gulstrom's sign is a double 4x8 sign. Mr. Fricker noted the distinction between a billboard and a business sign to be that "a billboard is for marketing and advertising purposes, whereas a sign announces a business is located here". The Planning Board asked Mr. Gulstrom if he would comply with a twenty square foot sign and required him to remove the printed part of the sign, or he could not apply for a CUP, as he would be in violation of state DOT regulations. A business sign must be within one thousand feet of the business. It is the Planning Board's understanding that Mr. Gulstrom is working toward placing a small office within a rental property that he owns to comply with DOT requirements. The Planning Board voted unanimously to not do a site walk and Public Hearing. Possible options could include getting twenty-five signatures and having a Special Town Meeting to get a six-month moratorium on billboards or create a sign ordinance. Matt Fricker said he is looking for guidance from the Select Board and feel that they must work together.

Matt Fricker discussed in order to start working on the Comprehensive Plan the Select Board needs to authorize an Advisory Committee with Chair and Core Working Group. Robert Flint moved to make Matt Fricker Chair; Dwight Warren seconded. The Selectmen voted 3-0 in favor of making Matt Fricker Chair of the Advisory Committee. Robert Flint they will go through the list of people/nominees for the working group. Matt Fricker noted the Advisory Council should be comprised of Town's people knowledgeable about the Town's heritage but devoted to its future.



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Reminders: Sand Pond Meeting Thursday, May 19th, 2022 @ 6:30pm

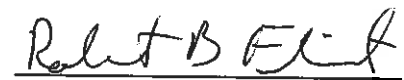
Public Question and Comment Discussion was had regarding chronic illegal drug activity in an area of town. Concerned citizens report dangerous situations occurring. Some towns have an ordinance for disorderly houses. Fines can be placed, and if not paid, leins put against the property. This in conjunction with law enforcement might help. The Select Board agreed to work on developing such an ordinance for Baldwin.

Adjournment:

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint