



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, August 23RD, 2022 6:00 P.M.**



**Note:** This meeting was recorded and can be viewed on the website [www.baldwinmaine.org](http://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 6:17PM.**
2. **Review/ Approve minutes**  
Robert Flint moved to accept and approve August 09, 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 moved to accept and approve August 23, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Disorderly House Ordinance:** Robert Flint reported that there is a situation where there have been repeated issues with a house and the Town is looking to put an ordinance in place to incentivize reduction of disorderly activity. The drafted ordinance relies heavily on police presence at the house making reports. The Select Board is looking for Sheriff's input and advice. Cumberland County Patrol Sergeant Patrick Ferriter was in attendance. He reported reviewing the draft ordinance electronically prior to the Select Board meeting. Sergeant Ferriter confirmed with the Select Board that the ordinance had been reviewed by the Town attorney. He explained that local ordinances themselves are not enforceable by police, but enforcement actions are recorded by law enforcement and are available to the Town Council for the Town to enforce the ordinance. Sergeant Ferriter said that the Town Office could collect that data regularly, reaching out to the Sheriff Department's Information Clerk or Crime Analyst on a set basis. Sergeant Ferriter noted that the way those reports would get created would be reliant on responding to 911 calls or citizens writing a statement or a sworn affidavit with the Town. It was also clarified that the ordinance would be written as such to include accessory dwellings, tiny homes, or movable trailers on the property. Robert Flint further clarified by saying that after a determined number of reports of disorderly conduct at a house during a certain period of time (reports showing recurring activity/warnings not just criminal enforcement or summons), the Select Board would call a meeting/special hearing with those that have complaints against them, hear what they have to say, and vote on what is needed to be done. The Select Board either can come to an agreement with the occupants, if not, or if the violations continue, then the Town can take the person to court through the town attorney to enforce the ordinance violation.
5. **Cumberland County Regional Assessing- Abatement and Supplement:** The Select Board reviewed and signed an Abatement and Supplement forwarded electronically by Assessor, Ben Thompson.



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, August 23RD, 2022 6:00 P.M.**



- 6. Planning Board Member Appointments:** The Select Board brought forth appointments for three new Planning Board members. Two primary members and one alternate. Planning Board Chair, Josiah Pierce reported that the Planning Board currently had five primary members and did not have room for additional full members but could accept alternate members. He reported that typically they have two alternates, although bylaws did not limit the number. Dwight Warren said that he would like to see them on as full members, but notes that they will learn how the process works by watching the meetings. Jo Pierce stated that Alternates can participate in Planning Board discussions as a Planning Board Member. At the beginning of meeting the Chair will announce who votes for that meeting. If Planning Board members do not show up than an Alternate could vote. The Select Board signed the Appointments for three new Alternate Planning Board members.
- 7. Town Health Officer Appointment:** Robert Flint stated that Dr. Joseph deKay's Appointment as Town Health Officer has expired. Administrative Assistant, Robyn Anderson has spoken with Dr deKay and he kindly agreed to be reappointed as Baldwin's Town Health Officer. The Select Board signed his Appointment.
- 8. Town Plow Truck:** Robert Flint noted that the Road Commissioner, Chris Harrington had presented the Select Board with a packet of three bids. The International bid is for \$41,849.39 per year with a five-year lease and \$65,000 buyout at the end of the lease. The Town Meeting approved \$37,500 for lease of a new plow truck. Robert Flint noted that there is enough in the reserve account to pay for both truck payments for the next three years, and up until this year, the 2021 truck lease was paid with raised and appropriated funds. Chris suggested the possibility of wanting to buy out the current 2021 truck lease at the end of the lease. The buyout amount would be \$70,000. He noted the build time on the new truck could take twelve to eighteen months. The International trucks are the most affordable, making them more in demand and therefore will take longer to build. Dwight Warren noted the Mack truck bid was for almost \$287,000.00 compared to International at \$243, 545.00 and the Freightliner was very close to the International. Chris noted the Freightliner was a little lighter truck in the front end with shorter frame. Dwight Warren stated that if you have more than one truck of the same make it can make maintenance and repair easier if they share the same parts. Connie Warren asked if the new truck would have a maintenance agreement as the 2021 truck had a maintenance agreement as part of its lease. Chris Harrington said in looking at the 2021 trucks lease the new truck would be similar in that it works like an extended warrantee, but if the Town is unhappy with the truck or wishes to upgrade it could be turned in at the end of the lease. Chis said with the length of time it takes to build the truck, it would be very difficult to give it up at the end of the lease and be down a truck. Robert Flint moved to lease a new plow truck. Jim Dolloff seconded the motion. The Select Board voted in favor 3-0.



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, August 23RD, 2022 6:00 P.M.**



9. **Glenvale Solar Project TIF:** Robert Flint summarized the recent Fire Department Information Meeting by stating that the individuals that attended agreed that the Town supported a TIF whether a Credit Enhancement Agreement is done or not. The major recipients of the TIF money would be the Fire Department, the Child Care/Community Center, and Broad Band Internet expansion. Based on that, Robert Flint is to start discussion with Greg Im of Drummond Woodsum, the independent TIF consultant, about putting a package together to present to the Town.
10. **Fire Chief, Bruce Crawford- Fire Department:** Chief Crawford presented reports to the Select Board showing percentages of calls, pay roll reports and attendance to the Select Board to keep them informed of Fire Department activity. Bruce also provided a gas plan with distance diagram for Dodge Oil showing what could happen should there be an accident. He noted that it is something that the Baldwin Fire Department would be unable to handle independently. Bruce said he is working on an EMA plan. The EMA person from Cumberland County came out to meet and together they are moving forward with plans. The EMA is coming out to do an audit on radios. He said they are looking at a potential space to be used for a warming place in the event of a disaster. Chief Crawford stated that as we move forward with Fire Department projects, if something was close by you could run a power/auxiliary unit. Bruce said he intends to purchase a new projector for future presentations. Dwight Warren asked if the Fire Department Study helped push Bruce to focus on reporting. Bruce responded by saying that the study has pushed him in that direction, but that he has been working for quite some time to set up and utilize a reporting system the Fire Department had in place. He thinks its important to have facts and figures available.

**Reminders:**

**Public Question and Comment:**

Kathy Pierce reported that the Brown Memorial Fair brought in about \$900.00. The library recently purchased tablets for e-reading through a technology grant which will be lent out for two weeks. The tablets will time out after two weeks. Credit card information will be gathered up front to cover expense of any games purchased. Kathy said they are interviewing librarian applicants and currently have a couple volunteers. She is working on donating books removed from the library's collection.

Road Commissioner, Chris Harrington noted that the road crew rented a roadside mower for two weeks and trimmed quite a few roads. He reported that he is hosting a snow and ice control seminar at the Community Center in November.



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, August 23RD, 2022 6:00 P.M.**




**Executive Session.** I move the Selectboard go into executive session pursuant to 1 MRSA Section 405 (6)(F) to discuss confidential records. Selectmen went into executive session at 7:19PM. Selectmen came out of executive session at 7:30 PM.

**Executive Session.** I move the Selectboard go into executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters. Selectmen went into executive session at 7:56 PM. Selectmen came out of executive session at 8:38PM.

**Adjournment:** Jim Dolloff made a motion to adjourn the scheduled Selectmen meeting at 7:19 PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

  
Jim Dolloff

  
Dwight Warren

\_\_\_\_\_  
Robert Flint