



Town of Baldwin, Maine  
534 Pequawket Trail, West Baldwin, ME 04091  
Cumberland County, Maine, U.S.A.  
TUESDAY, SEPTEMBER 13, 2016  
BALDWIN TOWN OFFICE  
6:30 P.M.



**Attendance:**

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

**1. General Assistance Public Hearing**

The General Assistance Public Hearing opened at 6:30pm. Discussed and reviewed the rental rate changes in the appendices.

**2. Public Hearing closed and Selectmen's Meeting was called to order at approximately 6:35 pm by Mr. Thomas.**

**3. Vote on GA Review/ Approve meeting minutes**

Mr. Flint made a motion to accept and approve the GA changes as described in the Public Hearing. Selectmen voted 3-0 to accept the changes in the appendices and replace the current appendices in the Town GA Ordinance. Selectmen reviewed and voted 3-0 to approve August 30th, 2016 meeting minutes and September 13th warrant. Selectmen reviewed and voted 3-0 to approve the municipal tax rate of 13.10.

**4. Open Diesel Fuel and Heating Oil Bids**

Received two bids from CN Brown. Heating Oil bid was \$1.749 per gallon and diesel bid was \$1.909 per gallon. Only bid received. Selectmen voted 3-0 to accept both CN Brown bids.

**5. Old Business**

• **Marston's Pond**

Scott Efron was schedule to be at the meeting but was not present. Wes Sunderland reported that he had spoken with Scott Efron on Monday, September 12<sup>th</sup>.

• **Red Zone Wireless – low interest**

Town office received low interest in the internet options that Red Zone had to offer. Will address this on the municipal website. Town may re-vist Red Zone wireless or other internet options at a later date.

• **Ingalls Pond**

The Francis Small Heritage Trust was given the Ingalls Pond property (Tax Map 12 Lot 13) in which the Town of Baldwin voted to accept as a gift during the Annual Town meeting 2016. The Francis Small Board Members feel strongly that the Trust should hold a permanent easement that would specify that the property must be held for conservation and recreation, never sold, and never developed for residential or commercial purposes. The Selectmen discussed that the Ingalls Pond warrant article approved at the annual town meeting only authorized the Selectmen to accept the gift of the Ingalls Pond property if the deed contained no restrictions. The warrant article also did not authorize the Selectmen to grant a conservation easement. The Selectmen voted 3-0 to not accept the Ingalls Pond property with the conditions suggested by the Board of the Francis Small Heritage Trust. Kurt Olafsen agreed to relay that to the trust.

• **Signatures and approvals**

- Selectmen signed Real Estate Transfer Tax Declaration of Map 9-1 and 7
- Selectmen reviewed, signed and voted 3-0 to disapprove the poverty abatement application 2016-07.
- Selectmen reviewed and signed foreclosure letters.



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6. **New Business**

• **Foreclosed properties to auction**

The Selectmen discussed putting four or five foreclosed properties up for auction. Letters have been sent to foreclosed owners giving them the opportunity to redeem the properties. They have either not responded or responded that they did not want to redeem them. Only one of the properties has a house. That house is unoccupied. Kurt Olafsen recommended that the town get a quit claim deed from Kerry Graffam because it would make it more marketable. It was also mentioned that the old town garage in West Baldwin village could probably be auctioned off.

• **Land Use Committee report – sell some property**

There is approximately 700 acres not in the commitment book and not being taxed. Selectmen made recommendation to give to Denis. There was also a recommendation for Selectmen to talk to other past Selectmen to learn more about the properties identified in the report.

• **Presidential Election – location**

Request was made to contact the State and see what needs to be done to hold the Presidential election in the auditorium of the Community Center.

• **Budget Committee Advisory Committee for policies, procedures, reports, etc.**

Mr. Flint recommended establishing a budget committee to assist in the municipal budget process for the long-term. Policies, procedures and a charter is to be developed. Selectmen would work to build a budget process and utilize it as a tool for developing the municipal budget.

• **School Safety Items**

Selectmen recommended to change the Community Center scope for focusing on Life Safety items and making the school ADA compliant before office space is developed or is rented out to the Public. To consult with Karen James, Jeff Fleming and/or an alarm company.

7. **Adjournment**

A motion was made by Mr. Thomas and seconded by Mr. Flint to adjourn the meeting at approximately 7:40 PM.

Respectfully submitted,

Olin Thomas

Robert Flint

Jeffrey Sanborn