



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, NOVEMBER 29 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 6:20PM.**
2. **Review/ Approve minutes**
James Dolloff moved to accept and approve November 15th, 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 29th, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Draft Revision of Growth Ordinance:** Robert Flint recalled that at the last meeting the Select Board reviewed the Growth Ordinance and decided to not make any changes until the Comprehensive Plan was complete. However, in reviewing the new 2021 Maine land use lawbook, he discovered that the Town's Growth Ordinance has serious deficiencies. Robert noted in 2007 a law was passed that says a municipality may enact a rate of growth ordinance that set limits on number of building permits, not including permits for affordable housing. Rate of Growth is structured to force a gradual increase over time. Calculations are used and reviewed once every three years. ("The ordinance sets the number of building or development permits for new residential dwellings, not including permits for affordable housing, at 105% or more of the mean number of permits issued for new residential dwellings within the municipality during the 10 years immediately prior to the year in which the number is calculated. The mean determined by adding together the total number of permits issued, excluding permits issued for affordable housing, for new residential dwellings for each year in the prior 10 years and then dividing by 10".) Robert Flint's drafted amendment calls to receive a report of all new residence and construction permits from the CEO no later that 30 Nov. Each year – the Select Board shall review the growth rate for compliance at least every two years starting 2023. Also added in, are the two new laws that have come into effect within the last two years: that a growth permit is not needed for a tiny home if it is installed as an accessory structure, and the other, a permit issued for an accessory dwelling unit does not count toward a municipality's rate of growth ordinance. Robert said that Comprehensive Plan progression- will be a ways down the road before we get to these issues and people are knocking on the door already, and suggests putting it to public hearing and vote. Comprehensive Plan committee member and Planning Board member, Matt Fricker advised scrupulous review of every permit issued over the last 10-year time period to avoid artificially elevating growth permit by counting tiny homes and accessory dwellings as construction permits toward the rate of growth allowance.



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5. **Liquor License Petitions/Votes:** The Whistle Stop's owner provided completed petitions for a liquor license. He submitted the petitions earlier this summer but didn't have the thirty signatures needed on each of the petitions. He presented back with the signed petitions one week ago. Robert Flint reminded him that the law is very specific law which states that the petitions must all have been signed since the last general election. Due to a signature/ clause in the law as an alternative to the petition process the municipal officers may vote to hold a local option election. The Select Board agreed that he had done the work to obtain the petitions and agreed to holding a referendum vote addressing the four individual petition items, the ability to sell all liqueurs or all types, consume, certain days and serve with consumption on premises. Jo pierce -If passed would still need to come in for a CUP. Bob- if referendum approved it wouldn't just apply to this business. Matt Fricker of the planning board said safety concern with parking and people turning in and out as it now for the convenience store and gas pumps. Expansion of the business footprint and has alcohol consumed on the premises would need to do studies and calculations with proper number of parking spots are allocated and ingress and egress evaluated for maximum safety. CEO, Don Kent noted that property could be made available from tree growth for expansion. Robert Flint made a motion to approve the election. Jim Dolloff seconded the motion. Voted 3-0 in favor.

6. **19 Dearborn Road:** Robert Flint confirmed that two weeks ago the old house had been pushed down. The trailers are still there. Received a letter from Mr. Libby stating that he still owns the property, and that the Town destroyed his house, and we will be hearing from his lawyer. CEO, Don Kent reported that he has been in communication with the people squatting in the trailers and that they are representation from Pine Tree Legal and that Ed Libby wants him to continue to clean up and live on the property, although he is working on moving up the road to Mitch Sanborn's property Don informed him that it is Town property and also he is unable to stay in a trailer for longer than seven months per Town ordinance.

7. **Sand Pond Road – Dog Complaint Status:** CEO, Don Kent noted that the lawyer representing the dog owners has convinced them to allow a full inspection and bring ACO with him. Neighbors have said that as of Friday morning the barking has stopped, not knowing the dogs have been moved inside or off the property. He is thinking that a proper structure might be a way to resolve that issue. The neighbors now feel that they are hearing their concerns. ACO, Rick said that he has no update, that everything has been going through Don and he was not going to do anything further until the CUP is underway and gets the green light from the Select Board. Jim Dolloff stated that Ricky has been in good communication with the Select Board and that has made a significant difference.



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8. **Septic System:** Administrative Assistant, Robyn Anderson reported that there have been problems with back up in a bathroom and sink in the Town Office. The septic system had been pumped a couple of weeks back, at which time, it was noted that the tank was filled over the intake pipe. Flush tests confirmed that there was not a problem from the building to the tank. Anderson Septic returned after recurring back up in a sink. The tank was again to be full of excessive ground water. Further exploration found the trouble to be in the area of the outlet baffle between the outlet and the pump station. Grey water is not flowing freely into the pump station to allow for pumping to leach field. Anderson Septic suggested possible help with excavation from the road crew to help curtail costs. Road Commissioner, Chris Harrington was agreeable, however timing may be an issue. The road crew is busy preparing for winter storms. Brent Anderson noted option of hiring Dig Smart to specifically locate wiring. The selectmen agreed to have Norm Blake dowse the area.
9. **Road Commissioner Update:** Road Commissioner, Chris Harrington reported that the road crew has been working to improve Winston Road enough to manage snowplowing after discovering that the owners will be staying through the winter. The 2021 International truck at Portland North receiving rearend suspension work. Parts are back ordered, and no timeline could be provided for completion of work; Chris was told that it could be one week or next spring. Repair estimate is \$5000.00. Portland North advised that the truck should not be on the road in its current condition. The 550 truck is scheduled for new tires on Monday. Jeff Hartford installed new antenna on the tower for the base station for the radios. Communication is much clearer.
10. **Fire Chief Update:** Fire Chief, Bruce Crawford shared that he and a few firemen were invited to Standish, where a representative of the ATF for the State of Maine and New Hampshire reviewed a specific fire and techniques. It was informative. Fire Department payroll will be coming up at the end of the month.

Reminders:

Public Question and Comment: Kathy Pierce noted there is to be Christmas at the library on the tenth and tree lighting on the eleventh. Dwight Warren will inquire about a tree donation from his sister.

Matt Fricker noted that the next Comprehensive Plan meeting will be 12/21/22 at 3:00pm. There will be another chapter of the Comprehensive Plan to look at which will be sent out ahead of time and final draft of survey to send out after the holidays. South Maine is working on the post cards to mail out to property owners to complete survey. It will be a 2–3-year process. Work on policies, procedures, and strategies, based on the surveys will not begin until spring or summer, but is going according to plan.



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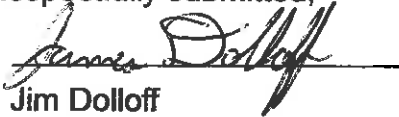


Jo Pierce noted that he has observed the Select Board getting completions and things getting accomplished, spending time digging in sorting out the problems. Jo stated that town government works differently than private enterprise. With private enterprise the work can quickly be done as opposed to town government taking much longer, noting it is nice to see the completions.

Selectmen, Jim Dolloff said he would like to see regularly scheduled monthly staff meetings recommence after the New Year to keep up with things. Dwight Warren noted that it is important for everyone to meet to better understand what everyone is working on.

Adjournment: Jim Dolloff moved to adjourn the scheduled Selectmen meeting at 7:15PM.
Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint