



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, FEBRUARY 21st, 2023, 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, Robert Flint, and Dwight Warren, as well as members of the Public.

1. **Dwight Warren called the Selectmen meeting to order at 6:00PM.**
2. **Review/ Approve minutes**  
Robert Flint moved to accept and approve February 7th, 2023, minutes as written. Jim Dolloff seconded the motion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**  
Jim Dolloff moved to accept and approve the February 21, 2023, warrant. Robert Flint seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **NWR (Nature's Wilderness Resort):** Robert Flint noted that CEO, Don Kent has been asked by the Planning Board to certify that NWR is in compliance with it's original CUP. After conversations with the previous CEO and septic installation people, a letter was provided by the Select Board to the CEO stating that "based on what they found, they are confident that the septic systems were installed, inspected, and meet town and state requirements. The Select Board will pursue with the state in getting the inspections documented properly for the benefit of the owner and for the Town. This should not impede future development of the campground". Jim Dolloff raised question on documentation. Robert Flint clarified that a final signature was needed on the permit. Robert Flint moved to sign the letter. Jim Dolloff seconded it. The Selectmen voted 3-0 in favor.
5. **Notice of Public Hearing and Special Town Meeting- concerning TIF & CEA For the Baldwin Solar Station:** Per State requirements, Robert Flint drafted a notice to be in next week's Shopping Guide for publication of Public Hearing on March 14, 2023, and Special Town Meeting on March 21, 2023. Warrant Notice for Special Town Meeting will be published the following week. He noted that he is waiting on a final document from the Town's independent TIF attorney, Greg Im, and plans to follow up with phone call.
6. **Foreclosed Properties- Letters:** Robert Flint created notices to be mailed to foreclosed people, detailing requirements to redeem foreclosed property; what is owed and what needs to be paid. Should a resident feel unable to redeem the property within thirty days, they are encouraged to contact the Select Board's Office to begin the process of determining ability to pay taxes. In accordance with the Town's policy, that process is started with a confidential financial analysis review per the General Assistance Administrator, Katie Wilcox. Bob noted that Katie confirmed the General Assistance directory information on the Town's website to be correct.



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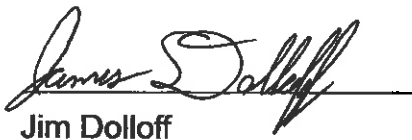
7. **Fire Chief Update:** Fire Chief, Bruce Crawford discussed CINTAS evaluation. One emergency light will need to be replaced. Eleven fire extinguishers were replaced this year. The Community Center's commercial kitchen range hood will need to be inspected and have linkage changed again in six months. Chief Crawford will be contacting Power Point to obtain further information and process for hooking up Community Center generators. ISO is approaching half-way point. Mutual aid agreements will be brought forth soon for Select Board's review. The ISO is looking for a Fire Department ordinance which details requirements for such things as smoke detectors and building evaluations. Looking forward, Code Enforcement will have to work together with Planning Board and CEO with new construction. Some driveways are not wide enough for newer fire trucks. Planning Board Chair, Jo Pierce said the Fire Chief could be consulted on subdivision plans. Bruce expressed uncertainty about whether his advisements would hold up without an ordinance in place. Chimney and fire place inspections are referred to outside companies with proper certifications by both CEO and Fire Department. Jim Dolloff questioned whether these issues could be addressed with the updating of the Comprehensive Plan. Robert Flint said changes could be made to land use ordinance. Dwight Warren noted that insurance companies also dictate certain requirements to policy holders.
8. **Road Commissioner Update:** Road Commissioner, Chris Harrington reported that the 2021 plow truck is back and the parking brake has been repaired. Total bill \$1200.00 which included other work. Some labor and materials expenses were negotiated secondary to failed repeat repair attempts. Dwight Warren questioned need for brakes and shoes in relationship to mileage. Chris reported that the road crew is building a gate for West Baldwin Cemetery and is getting ready to post roads. Wards Hill has an area where paved road shoulder has dropped and will have to address it correctly this summer. Chris would like to explore having a contract with a paving company for small 20 – 50-foot sections of roads that need paving.

**Reminders:**

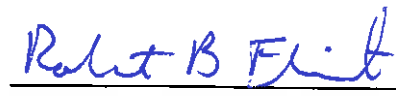
**Public Question and Comment:** Planning Board Chair, Jo Pierce will plan to continue with Thursday's Planning Board meeting as scheduled. Should Town Office close secondary to forecasted snowstorm, he will contact folks that are on the agenda directly.

**Adjournment:** Robert Flint moved to adjourn the Select Board meeting at 6:50pm. Dwight Warren seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,

  
Jim Dolloff

  
Dwight Warren

  
Robert Flint