



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, SEPTEMBER 20TH, 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 6:00PM.**
2. **Review/ Approve minutes**  
Robert Flint moved to accept and approve September 06th, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**  
Jim Dolloff moved to accept and approve September 20th, 2022, warrant. Robert Flint seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Cumberland County Regional Assessing- Assessor's Certificate of Assessment:** Assessor, Ben Thompson sent corrected commitment pages for the Selectmen to resign. The correction was to the number of pages contained within the commitment books for Real Estate and Personal Property to be taxed for the fiscal year 7/01/22 to 6/30/23. The Selectmen reviewed and signed as requested.
5. **LRAP Certification 2022-2023 (FY23):** Dwight Warren noted that the local Road Assistance Program certification form for fiscal year 2022-2023 (FY23) was complete and ready to be sent to the State of Maine Department of Transportation.
6. **EMA Appointment- Bruce Crawford:** Fire Chief, Bruce Crawford agreed to assume to role of EMA Officer for the Town of Baldwin. Robert Flint moved to appoint Bruce Crawford as EMA Officer. Jim Dolloff seconded the motion. The Select Board voted 3-0 in favor.
7. **Appeals Board Reappointment- Laurie Downey:** Robert Flint moved to reappoint Laurie Downey to the Appeals Board. Jim Dolloff seconded the motion. The Select Board voted 3-0 in favor.
8. **EMA Property Inventory Reporting:** Bruce Crawford stated that radios originally placed on the channel 8 tower were bought with government grant money. By requiring a Property Inventory Report, the EMA is basically checking to make sure the radios are still on the tower and are in use.
9. **Disorderly House-Schedule Public Hearing:** The Select Board agreed to schedule the Public Hearing for Disorderly House Ordinance for October 11<sup>th</sup>, 2022, at 6:00pm. The ordinance draft will be posted on the Town's website and available in the Town Office for viewing.



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**10. Fire Chief, Bruce Crawford-Channel 8 Tower- Radio & Component Relocation:**

Chief Crawford stated that to date, he has not heard back from the Channel 8 tower representatives and will again try to contact them to coordinate a meeting. He noted that he had received a list outlining several things that they requested the Town to do. One of which was tightening twenty-one cables which would take several days to complete. He said if everything on the list was required, it would be too costly for the Town to carry out. Bruce said they need to meet in person to clarify exactly what it is that is required and who they want to do the work before they can move forward.

Bruce later brought to the Select Boards attention a telephone pole that should be relocated in North Baldwin. The pole had originally been placed in an island at an intersection of roads. The previous road crew tarred the road close to the pole eliminating the island, leaving the pole vulnerable to being hit, thus making it a potential safety hazard.

**11. Reinhard Property Division (Map11 Lot 70):** Robert Flint stated that former CEO, Wes Sunderland's opinion was that the property had been taxed for approximately fifty years as two lots and hence was two lots based on a court case ruling in another town. Robert Flint noted that property card information found in Town Office files at least dating back to 2006 shows the property taxed as a house and a trailer on the same lot, not as two separate lots. Rick Rienhard stated that the property functioned as two separate lots prior to any ordinances and that both the Rienhard's attorney and the Town's attorney agreed that should the case be taken to court, the Town would not win. Mr. Flint stated that he did not feel that the Town attorney had complete data when advising the Town back in 2019, but the Select Board made a decision to approve the lot division in 2019 and overturning the decision now would not be right to do so. The Select Board agreed and instructed CEO, Don Kent to move forward with issuing building permits.

**12. 19 Dearborn Road Status:** Robert Flint reported that he attempted to contact CMP today to remove the meter and disconnect the wires from the house. Once that is done then the Town can move forward with demolition of the house. Edwin Libby has not responded to the letter mailed from the Select Board which outlines requirements for property redemption. Bob Flint will attempt to call him.

**Reminders:**

**Public Question and Comment:** Mary Cobb raised parking concerns for a potential brewery opening in the Town of Hiram. She stated that the Town of Hiram plans to not allow brewery parking on Sebago Road. Sebago Road turns into Convene Road once over the Baldwin town line. Mary would like to see Baldwin make the same rule. Jim Dolloff suggested having Hiram put in the CUP that there be no brewery parking on Sebago and Convene Road.



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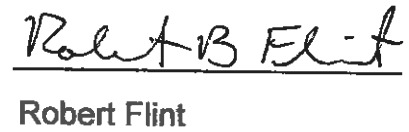
**Adjournment:** Dwight Warren made a motion to adjourn the scheduled Selectmen meeting at 6:40PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

**Executive Session.** I move the Selectboard go into executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters. The Selectmen entered executive session at 6:41pm. Selectmen exited executive session at 6:50pm.

Respectfully submitted,

  
Jim Dolloff

  
Dwight Warren

  
Robert Flint