



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, APRIL 05, 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. **Jim Dolloff called the Selectmen meeting to order at 6:05PM.**

2. **Review/ Approve minutes**
Dwight Warren requested a motion to accept and approve March 22, 2022 minutes as written. Jim Dolloff seconded the motion; no discussion. Selectmen, Jim Dolloff and Dwight Warren voted 2-0 to accept the minutes. (Robert Flint was not present for March 22, 2022 meeting.)

3. **Review/ Approve warrant**
Robert Flint requested a motion to accept and approve April 5th, 2022 warrant. Jim Dolloff seconded the motion. Selectmen voted 3-0 to approve the warrant.

4. **Laurie Downey & Deb Flint-AARP:** Laurie Downey and Deb Flint of the Grateful Undead; a group comprised of members of the five towns in the MSAD#55 area. The group's mission is to support folks that want to age in place and stay in their homes as long as possible. Over the last ten years, they have grown, developing several programs, such as, the "Wellness Call Program", "Handy Helpers"- associated with the Porter Grange and "Senior Central, with over one hundred people on email lists and a very helpful "Resource Guide". Services range from transportation assistance to small repairs and adaptations for homes like ramps and such. A future goal is to acquire a building where seniors would be able to meet and socialize for events and workshops.
The Grateful Undead applied and were accepted to The AARP Network of Age Friendly States and Communities. This organization supports groups like the Grateful Undead, making communities more age-friendly and comfortable. Each participating town in the community separately received a certificate of commoration. As part of the AARP network, there is portal access to other cities and towns, affording good connections with other age-friendly communities, allowing insight into what they are doing and what their goals are. One community mentioned, is exploring home sharing options, affordable housing, improved access to transportation, snow shoveling, speakers and on-line services.
The Grateful Undead is looking for volunteers. "We welcome more assistance- there are small and inexpensive things that we can do to help keep people in their homes".

5. **River Road improvement right-of-way:** Robert Flint drafted a letter of interest of acquisition to Martin Pierce LLC, the owner of land, on the River Road, where a right-of-way is needed for road improvement. An engineer's plan of proposed work, as well as, map images of the location were included with the letter. The Selectmen were all in agreement.

6. **Town Report Finalizations/miscellaneous requests for funding;** Funding requests for Maine Public, and Through These Doors were reviewed and approved for Town Warrant articles. A request for funding for dirt for ball fields behind the Community Center was also discussed. Robert Flint directed the request to the SVRC where funding is already set aside in a Town Warrant article.



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7. **Corrective Municipal Quitclaim Deed & Affidavit:** The Corrective Municipal Quitclaim Deed and Affidavit as drafted by the Town's attorney, David Laurie were reviewed and approved. Both will be forwarded to the Registry of Deeds for recording. Bob Flint made motion to approve, Jim Dolloff seconded, all in favor 3-0.
8. **Sand Pond meeting Protocol:** Jim Dolloff confirmed that public notification of all meetings must be advertised at least one week prior to any meetings. Jim will contact Ben McKenney to acquire a complete email listing of all committee members for Robyn to help notify members of scheduled meeting dates and times via email.
Jim Dolloff noted that Emily is looking into swim instruction qualifications for future swimming lessons. Further research will be necessary regarding liability coverage under the Town's insurance policy.
9. **FY24 County Transition Taxes:** Robert Flint reviewed notification received from Cumberland County stating that the County's budget year would be changing from a calendar year to a fiscal year budget. "The County Tax for the six-month transition budget (January to June 2023) will be added to the regular county tax assessment starting July 1, 2023. A community may choose to make the payment for the six-month tax assessment in full the first year or spread the payments out over two to five years". Selectmen voted 3-0 in favor of spreading the payments out over five years.
10. **How to Tax tiny homes and accessory dwellings:** Robert Flint addressed the Town's process of taxing accessory dwellings or tiny homes that are located "ON" property which already contains a primary dwelling. In this situation, the Town historically issues two separate tax bills. One tax bill to the owner of the land and main dwelling, and a second tax bill to the owner of the accessory building located "ON" the property.
The Town currently has a situation where an accessory dwelling has been foreclosed upon for unpaid taxes and the owner has passed away. The Town is unable to sell the dwelling, to repute the unpaid taxes as it is "on" another's land. Robert Flint suggests establishing a policy in which, tax bills for the accessory buildings would be the responsibility of the land owner. The Select Board agreed to query MMA further on this matter, as this may become a more prevalent concern, as the number of tiny homes and need of affordable housing increases.
Wes Sunderland, CEO, clarified the requirement for tiny homes. Per state law, a tiny home can be no greater than four hundred square feet. If occupied for longer than six months, a tiny home is considered to be taxable property and must adhere to the Town's building, occupancy and septic codes. Wes stated that the Town does not yet have an ordinance for tiny homes.



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11. Executive Session. I move the Selectboard go into executive session pursuant to 1 MRSA Section 405 (6)(F) to discuss confidential records. At 7:24 pm, Jim Dolloff requested a motion to enter Executive Session. Robert Flint seconded motion. At 7:25pm the Select board entered into Executive Session. Robert Flint motioned to approve poverty abatement 2022-1. Jim Dolloff seconded motion. Selection voted 3-0 in favor.
At 7:36pm Robert Flint voted to move out of Executive Session. Jim Dolloff seconded motion. Selectmen voted 3-0 in favor.

Reminders:


Public Question and Comment

Adjournment: Jim Dolloff made a motion to adjourn the scheduled Selectmen meeting at 7:10PM. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint

