



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, OCTOBER 18TH, 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 6:00PM.**
2. **Review/ Approve minutes**
Robert Flint moved to accept and approve October 04th, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Robert Flint moved to accept and approve October 18th, 2022, warrant. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Cumberland County Regional Assessing- Ben Thompson:** Ben Thompson, of Cumberland County Regional Assessing presented and provided a brief description of Abatements and Supplements for the Select Board's review and signatures. The Selectmen reviewed, approved, and signed the applications without further discussion.
5. **Glenvale Solar Project Discussion:** Lisa Raffin, Glenvale representative, requested a discussion about how the project would be appraised and how to establish the initial values. Mr. Flint directed her to the Town's Assessor, Ben Thompson. Ben said that they began a discussion with Lisa today. He intends to review Glenvale's plans, break down all the elements and get as close and accurate as possible.
6. **Paving BID Farm Rd & Harris Rd:** Dwight Warren announced three paving bids were received for Farm and Harris Roads paving projects. Robert Flint reported Dayton Sand & Gravel's bid as, Harris Rd.: \$27,770 and Farm Rd.: \$28,450 for a complete total of \$56,220.00. He also noted there to be an asphalt escalator, and it is noted that "Dayton Sand & Gravel reserves the right to recover certain trucking/transportation costs where extreme or volatile market conditions exit". Dwight Warren reported All States Construction bid for Harris Rd. and Farm Rd to be \$33,250 each, totaling \$66,500, with "Asphalt Escalation Applies Per MDOT Standard". Jim Dolloff reported Shaw Brothers Construction Bid as \$36,320.00 for Harris Rd. and \$37,145.00 for Farm Road. Complete total \$73,465.00. Road Commissioner, Chris Harrington stated that Allstate Construction indicated that they would try to complete paving this fall, but Chris is uncertain. He said Shaw Brothers would not do the work this fall, and he had no word from Dayton Sand and Gravel. Bob noted that should the project be held off until next summer, the escalator may eat up the allotted paving budget for the project. Bob moved to go with Dayton Sand lowest bid. Jim seconded vote. The Selectmen voted 3-0 in favor.



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- 7. Sand Pond Road-Dog Complaints:** Greg Braun, an attorney representing Jermaine Faulk & Elizabeth Beane expressed that he understands that Baldwin has an ordinance which restricts the number of dogs allowed on property and the Town received complaints as it relates to noise with dogs. Mr. Braun communicated that they are willing to come into compliance in such a way to satisfy neighbors, allow them to keep their dogs and move forward with the CUP. The intention is to bring an application before the Planning Board. They are actively looking at temporary placement of the dogs somewhere else to come into compliance before the Planning Board will consider the application. Planning Board Chair, Jo Pierce clarified that a sketch plan of the structure/enclosure, proposed location on the property, and a deed is required. Neighbors in attendance questioned how the barking dog concerns were going to be addressed. Attorney Braun stated that he hoped that an enclosed structure would help alleviate any problem that might exist. Selectmen, Robert Flint clarified that Mr. Faulk and Ms. Beane were told that the outside dogs needed to be removed off the property while applying for a CUP. In doing so, the Town would know that there isn't a noise problem during the application process. Once a CUP is awarded, can have the dogs in accordance with the ordinance. Barking dog concerns would then be taken up as a barking dog issue.
- 8. Baldwin Community Center-Use for SVRC Cheer Practice:** Administrative Assistant, Robyn Anderson discussed that the SVRC was interested in using the Community Center for Cheering Practice. Due to different age groups, there would be up to three different coaches, requiring door keys and alarm use.
Dwight Warren noted that currently the Selectmen are working with a locksmith to rekey locks in the Community Center, as there has been a couple of mishaps with employees leaving and missing keys. Going forward, issuance of master keys will be more limited, and there will be more focus on issuance of door specific keys. Robert Flint moved to allow the SVRC use the Community Center for cheer practice. Jim Dolloff seconded the motion. Selectmen voted 3-0 in favor.
- 9. Community Center Rental Agreement-Amended:** Administrative Assistant, Robyn Anderson amended the Community Center Rental Agreement to read that rental fee is to be paid in full to reserve the rental date, and to include a \$20.00 non-refundable deposit/cancellation fee if date is cancelled within fourteen days of the rental date. The cancellation fee to be given to Paul Thomas for reserving his time to open and close the building. Electronic signed copies of the Agreement would be acceptable. Robert Flint moved to approve the amended Agreement. Jim Dolloff seconded the motion. The Select Board voted 3-0 in favor.
- 10. Poverty Abatement Letter to Applicant:** Robert Flint drafted a letter to a Poverty Abatement applicant whom the General Assistance coordinator and the Select Board have been unable to contact after repeated unsuccessful attempts by phone. The letter notifies the applicant that the application is suspended and the request will not initiate and be considered until the applicant speaks with General Assistance.



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- 11. Saco River Corridor Commission- Member Appointments/Reappointments:** The Baldwin Members of Saco River Corridor Commission three-year terms are scheduled to expire November 1, 2022. It is requested by the members and agreed upon by SRCC that Cheri Dunning be the primary member and Laurie Downy be the alternative member representing Baldwin. The Select Board signed the Appointments.

- 12. Draft Policy-Dog Kennel Licensing:** Robert Flint noted "the policy is to take care of the situation where dog owners who have a kennel based on Baldwin's definition of a kennel which is six dogs or more, but don't require a kennel license by the state will not require a kennel license by Baldwin, as generally kennel licenses that are issued are state licenses. But anyone that has a kennel based on Baldwin's definition will require a Conditional Use Permit (CUP) from the Town". The State defines a kennel as "five or more dogs in a single location under one ownership for breeding hunting, show, field trials, sledding, competition, or exhibition purposes. The sale of one litter of puppies alone does not constitute a kennel. "The State also defines other types of dogs- companion dogs and service dogs but does not include them in kennel licenses.

- 13. Locksmith-Baldwin Community Center Re-key Plan:** Robert Flint further discussed that there has been an extensive review of the key system. Going forward there will be two separate master key systems, one for the BAK part of the Community Center and another master system for the Town Office part of the building. Specific door keys will be given out judiciously, rather than giving master keys to everyone. There will be thirty or more doors to be re-keyed, making the building more secure.

Reminders

Public Question and Comment:

Kathy Pierce reported that the Brown Memorial Library has started sewing classes.

Jo Pierce spoke about the Disorderly House Ordinance discussion had previously and how people also talked about several other concerning situations in which a deputy would be helpful and/or required. Although some may feel it would be too great an expense for the Town, it may not be considered as such in times of need.

A resident in attendance asked about the status of broadband internet accessibility for the Town. Many areas have limited access to highspeed internet. It was discussed that internet studies had been performed for Red Zone, a company that would deliver coverage from an antenna. The cost to the Town would be approximately \$400,000.00 and residents would have to be in correct proximity to the tower to have access. Similar costs were associated with Spectrum filling in service gaps on roads in Town. The Town has looked at using potential TIF money and grants to help towards funding.



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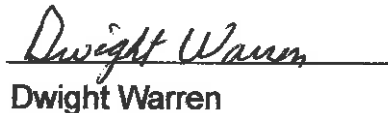


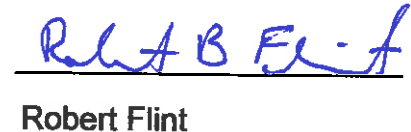
Road Commissioner, Chris Harrington reported that Gorham Sand and Gravel has begun working on salt/sand but are challenged by equipment breakdowns. Steve Thorne noted that the 550 truck needs a new turbo. New England Diesel quoted \$1,700.00 to repair. Chris said that he has hired a new full-time employee starting at the beginning of the month, and several people are interested in plowing this winter.

Adjournment: Jim Dolloff moved to adjourn the scheduled Selectmen meeting at 7:22PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint