



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, May 31st, 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 May 17, 2022, minutes as written. Jim Dolloff seconded the motion, no discussion. Selectmen voted 3-0 to accept the minutes.
3. **Review/ Approve warrant**
Dwight Warren requested a motion to accept and approve May 31, 2022, warrant. Robert Flint seconded the motion, no discussion. Selectmen voted 3-0 to approve the warrant.
4. **Cumberland County Assessing-Supplemental Assessment for Tree Growth removal penalty:**
Selectmen reviewed and signed a Tree Growth removal penalty assessment provided by Cumberland County.
5. **Fire Chief, Bruce Crawford- Firemen wage increases & printing of Fire Department Study:**
Chief Crawford indicated that he had formed a wage scale based on experience level. He referred to surrounding towns rates of pay when setting wages. He requested pay increases be retroactive to December 2021 and reported that there were enough funds in account to take care of the increases. Bruce also noted that he would like to order fifty printed copies of the Fire Department Study to make them available to the public. A quote was received from Cardinal Printing. Robert Flint moved to approve retroactive wage increases for firefighters and printing of Fire Department Study. The Selectmen voted in favor 3-0.
6. **Right of way through Town owned property to landlocked parcel:** The Selectmen's office received a phone call from a gentlemen interested in purchasing a seventy-seven-acre parcel of land in the Pantherville Pines area which is land-locked. He is inquiring about purchasing a right of way from the Town of Baldwin to gain access to it. Robert Flint noted that the current owner has previously approached the Town in a similar manner, and a right of way would take up a good portion of the Town owned lot. Mr. Flint said in reviewing the description in the owner's deed, a right of way from the Town of Sebago is referenced.
The Selectmen discussed a history of improperly recorded deeds by owners in Pantherville Pines and the land parcels being rather chopped up.
7. **Matt Fricker-Disorderly House Ordinance:** Matt reported that he had looked over the ordinance draft written by Robert Flint. He noted that it better characterized or defined such an ordinance and referenced similarities with an ordinance the city of Portland has in place. He would like to meet with Bob and review it further.



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8. **Chad Nason- Sand Pond Beach-** Chad noted that there had been signs of “Beach Rules” on the trees and said it would be a good idea to have them put back up. He said that on a trial basis, he is selling stickers and verifying by car registrations that the beach goers are Baldwin residents. He is keeping a log. He indicated that with monitoring the beach it may be a challenge for one person to keep up. Dwight Warren confirmed that so far, there has been no response to the ad for additional beach patrol help.

9. **Town office roof:** Robert Flint and Dwight Warren met to evaluate the old Town Office roof where there is a flat area that leaks at times, and another area where there is some rot. Bob noted that he has written up a statement of work to advertise for repair.

10. **Robert Flint- TIF Information Meeting presentation draft review:** Robert Flint discussed that he is finalizing the TIF briefing that he will present at the June 11th, 2022, public information meeting to be held at the Baldwin Community Center. The overview covers what a TIF is and its value to Baldwin. It compares Projected ranking by tax revenue retained by the Town for; Real Estate, Personal Property (BETE), Non-Exempt Solar Farm, Exempt Renewable Energy Solar Farm and Non-Exempt Solar Farm with a TIF. The Tax Shift is centered around state valuation. A TIF avoids the Tax Shift and retains tax dollars within the town.

Reminders: Sand Pond Beach meeting- June 16th, 2022 @ 6:30pm

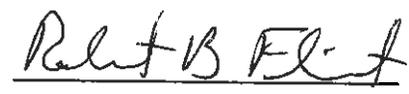
Public Question and Comment

Adjournment: Jim Dolloff made a motion to adjourn the scheduled Selectmen meeting at 6:4PM. Robert Flint seconded motion. Selectmen voted 3-0 to adjourn.

Respectfully submitted,


Jim Dolloff


Dwight Warren


Robert Flint