



Town of Baldwin, Maine  
**SELECTMEN MEETING MINUTES**  
TUESDAY, JANUARY 7, 2025, 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, Dale Miner, Robert Flint as well as members of the Public.

1. **Review/ Approve warrant.** Dale Miner moved to accept and approve the December 24<sup>th</sup>, 2024, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
2. **Review/ Approve warrant.** Dale Miner moved to accept and approve the December 31<sup>st</sup>, 2024, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Review/ Approve warrant.** Dale Miner moved to accept and approve the January 7<sup>th</sup>, 2025, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
4. **Cumberland County Regional Assessing - Abatement:** The Selectmen reviewed, approved and signed the Abatement as presented by Cumberland County Regional Assessing.
5. **Ryan Ramsdell – Permit Issues Secondary to Resource Protection Areas:** Mr. Ramsdell states Code Enforcement has advised him that his property falls within resource protection on the Town's shoreland zoning map, a result which potentially affects the issuance of any building permits. Discussion noted steps outlined in the Shoreland Zoning Ordinance that a property owner could undertake to determine or prove that their property does not qualify as a resource protected area; and/or possibly make building permissible. The current CEO has raised concerns about the accuracy of the maps. The Select Board agreed to work toward correcting it.
6. **Schedule a Special Town Meeting to Address Funding Questions:** Robert Flint noted that the following needed to be addressed budget wise for this fiscal year.
  - a. **Planning Board-** Additional funding necessary for Shoreland Zoning changes, modifications to Growth Management Ordinance and administrative support to the Planning Board. Work on Mass Gathering Ordinance. (\$8,500.00)
  - b. **Pigeon Brook Bridge-** Funding needs to be appropriated for the Pigeon Brook Culvert replacement before the project can go out for bid. Engineer estimate of \$345,000.00 less the \$200,000 State grant funds awarded. (\$145,000.00)
  - c. **Comprehensive Plan –** Funds required to complete work on the comprehensive Plan work (approximately \$3,000.00)
  - d. **Deputy CEO –** CEO training and assisting CEO (\$14,000.00)
  - e. **Excavator Purchase-** Road Commissioner requests changes to (CIP) Capital Improvement Plan approved at last Town Meeting to allow him to purchase an excavator utilizing a five-year payment plan with a buyout at the end. This would be achieved by not purchasing or delaying the purchase of a one-ton truck for the Town. This would be done by not requiring any additional funding to the CIP. Money is from undesignated fund balance or shifting funds that have already been identified. Approval from the Town is needed to appropriate funds from the undesignated fund balance.



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The Selectmen agreed to hold a Special Town Meeting on Tuesday, January 21, 2025, at 6:00pm prior to the regular Select Board meeting.

7. **State Law Changes and Impact on Baldwin:** Robert Flint noted that laws concerning Solar farms renewable energy exemptions and the tax liens and foreclosure processes for municipalities have changed. Tax exemptions have been eliminated on smaller solar farms. Towns may now only recoup any delinquent taxes and associated fees with the sale of tax acquired property. Any amount in excess of past due taxes and fees must be redeemed to the previous property owner. The municipal property tax levy limit established in 2005 has been repealed.
  
8. **Timing of Annual Town Meeting:** Robert Flint reported that the Town Auditor confirmed that it would not be possible to provide audit report information within the first month of the next fiscal year. With not having the auditor's report it would be helpful to have the Town Treasurer's reports reflecting the completed year to build a budget.  
 It was suggested that the Annual Town Meeting be held in early September.
  
9. **Fire Chief, Steve Sanders Update:** Chief Sanders noted a consistent trend in call increase annually with good turnout from fired Department personnel. After the recent commercial fire in Brownfield, mutual aid departments have agreed to collaborative training. Computer Automated Dispatch Software, First Due program that the rest of the county is using is to be implemented which will increase safety and help plan for fire situations. Breaking Baldwin Fire Districts into five instead of three is underway to help improve resources assigned per district. The Fire Department is Applying for a \$2,000,000.00 congressional spending grant to help build a central fire station.

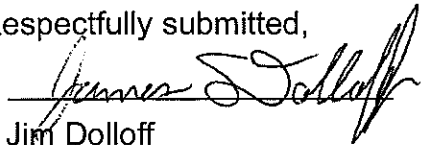
**Reminders:** Planning Board Meeting

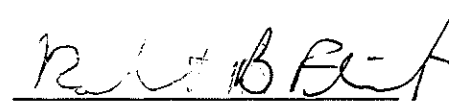
**Public Question and Comment:**

**Executive Session. I move the Selectboard go into an executive session pursuant to 1 MRSA Section 405 (6)(A) to discuss personnel matters.** Jim Dolloff moved the Selectmen into executive session at 7:10pm. Robert Flint seconded the motion. The Selectmen voted 3-0 in favor. Robert Flint moved the Selectmen out executive session at 7:45pm. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.

**Adjournment:** Dale Miner motioned to adjourn at approximately 7:50 pm. Robert Flint seconded. The selectmen voted 3- 0 in favor.

Respectfully submitted,

  
 Jim Dolloff

  
 Robert Flint

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 Dale Miner