



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, OCTOBER 3rd, 2023, 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.

Attendance: Selectmen: Jim Dolloff, Dale Miner, Robert Flint as well as members of the Public.

1. **Jim Dolloff called the Selectmen meeting to order at 6:03PM.**

2. **Public Hearing for General Assistance Ordinance at 6:05pm**

Robert Flint noted that the Town annually adopts the MMA (Maine Municipal Association) developed General Assistance Ordinance which determines eligibility and includes assistance schedules. Some years the manual is updated and other years just the schedules are updated. Schedules were updated this year. The overall maximum chart/ schedule for eligible amounts is based on the number of people in the household, in this region. (Cumberland County, outside metropolitan area). Maximum percentages overall went up for housing, heated or unheated, and food. There was no change in maximum percentages for electricity, heating fuel, and personal care. The Town has the option of adopting the MMAs schedules or developing its own. The Town does not have the capability to do an analysis so adopts MMAs. Public comment noted CMP meter charge and price of electricity has gone up. No further discussion- Public Hearing completed at 6:15pm

3. **Review/ Approve minutes.**

Robert Flint moved to accept and approve September 19th, 2023, minutes as written. Dale Miner seconded the motion. The selectmen voted 3-0 to accept the minutes.

4. **Review/ Approve warrant.**

Robert Flint moved to accept and approve the October 19th, 2023, warrant. Dale Miner seconded the motion, no discussion. The selectmen voted 3-0 to approve the warrant.

5. **Vote on Winter Road Closures:** Robert Flint moved that the Select Board sign the memo for record that records that a public hearing was held noting roads reviewed and road closure orders for each of the roads closed. Dale Miner seconded the motion. The selectmen voted 3-0 in favor. Ten-year orders unless the Select Board decides to make changes. Node points from State DOT maps and house numbers are used instead of names.

6. **Cumberland County Regional Assessing Abatement:** Selectmen reviewed and signed an abatement presented from Assessing for a camper at Acres of Wildlife.

Bob said research with the State could not find any State publications that state permit fees from New Hampshire as an excise tax for state of Maine Purposes. Bob called Town of Wells, which has campgrounds near the New Hampshire border and would be likely have similar tax situations, also confirmed this to be.



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7. **State Funding for LD2003 Compliance Expenses:** Robert Flint reported that SMP&DC (Southern Maine Planning and Development Commission) said there is money available from the DECD (Director of Economic and Community Development). This was passed by the law that put the new mandates into effect to help communities draft revision ordinances and comprehensive plans. Funds could be used to organize public information meetings, attorney's fees, someone else to review ordinances, or Town employees who spend time on the effort. Due to how the Town and ordinances are structured, Baldwin would qualify for up to \$5,000.00. Any remaining money would have to be returned. Robert Flint suggested the Select Board sign an application and accept the money. Dale Miner disagreed. "He said the law is totalitarian on the State's part, a way of trying to get around the home rule law. He said the law will drastically change the Town and thinks there should be Town informational meetings to inform people. He said people don't pay attention until it's too late. Dale stated the plan is about relocating immigrants and affordable housing is not affordable unless you're getting it for free. The taxpayers are paying for it." Robert Flint confirmed that the Town attorney said that as Town officials, "we don't have to abide by anything but what our ordinances say, but if we don't update our ordinance to match state law then the Town is open to lawsuit. Someone could come in and accuse us of enforcing laws that are not in accordance with the statutes. As of July 1, 2024, Baldwin's Current housing ordinances will be out of sync with new state law. What happens in Baldwin is reliant on individual landowners and how they want to use their land. The law would give landowners some options." Land use, growth and subdivision ordinances would restrict how and how quickly can do it. Either use the States money or our own. Dale Miner motioned to table the decision of accepting State Funds to assist with LD2003. Jim Dolloff seconded 3-0 in favor.
- CEO concerns about the need for public sewers and water. Should systems fail the State may require even though the Comprehensive Plan may say Baldwin will not have public sewer.
8. **BAK Stove Lock:** Dale Miner suggested removing stove knobs rather than buying another safety device to use in conjunction with the valve boot lock that is already in place.
9. **112 Douglas Hill Rd:** DHHS requested Code Enforcement assistance to obtain a warrant to gain entrance to the house. Sheriff deputies accompanied. CEO, Don Kent confirmed Health Officer, Dr.deKay has given thirty days to clean up the property. Campers were moved from Dearborn Rd to this location and are occupied by the same inhabitants.
- Don noted that he is more frequently called upon to investigate Incidents that should have record of what is said going on. His cellphone has limited storage for photographs. Should have video to document any threats made. Body cam or Go-Pro was discussed.



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- 10. 19 Dearborn Rd:** Robert Flint reported that a letter was sent to Edwin Libby on 09/06/2022 stating that he had one year to pay back taxes and clean up the property to redeem the property. Eight hundred dollars was paid on back taxes. He did not meet the terms to keep the property. Bob questioned whether the Town should give him back the money and keep the property. State law requires remaining proceeds from sale of town owned properties after settlement of property taxes and expenses go back to the owner. Bob said there is a big mess to be cleaned up before it could be sold and said the Town attorney should be consulted for proper direction for how to dispose of property after eviction. CEO, Don Kent suggested keeping the money and use it to rent a dumpster to clean up Mr. Libby's property at 112 Douglas Hill Road and return any money left over to him. Planning Board Chair, Jo Pierce asked the Select Board to investigate property, find out if it's a buildable lot and determine what it can be used for to avoid potential problems once it's sold.

- 11. Wentworth Road Camper:** CEO, Don Kent investigating complaints, visited the camper location. He confirmed that the family has been living on the site for two months. He spoke with children. Parents were not present. Grey water is piped into a bucket. They do not seem to have electricity or water. Don has not yet confirmed the owner of the property. Jim Dolloff said he would like the family to be directed to resources for assistance. Robert Flint provided Don Kent with a number to Contact.

- 12. CEO, Don Kent Concerns:** CEO, Don Kent requested a letter be mailed to former CEO advising him to stop giving advice regarding matters concerning Code Enforcement. The former CEO should direct any questions to Don through Town phone and email. Robert Flint requested Don to draft the letter, to be certain all points would be included. The Selectmen agreed to sign the letter. Don said it would be helpful to put a pause moratorium on going forward on the marijuana production facility to review ordinances and state requirements and his qualifications for inspections of such a facility. He felt the public should weigh in on the issue. The Selectmen will review ordinances and consider a Special Town Meeting. Don noted that there is another burnout party planned. He said the property owners are not willing to get a CUP. He confirmed that the land use ordinance requires a CUP in this case, as there is advertisement of the event and food trucks t-shirts etc. Jo Pierce said, "if you're charging money, you need a permit".

- 13. Sand Pond Beach Vandalism:** Jim Dolloff reported that trash was dumped at the Town beyond picnic tables were damaged and thrown into the pond. Two tables were removed to be stored at the Town Garage until next summer.



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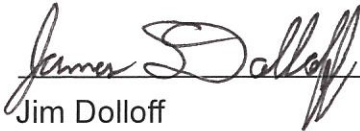
Reminders:

Public Question and Comment:

Adjournment:

Dale Miner moved to adjourn the Select Board Meeting at 8:35pm Robert Flint seconded the motion.
The selectmen voted 3-0 in favor.


Respectfully submitted,



Jim Dolloff



Robert Flint



Dale Miner