



**Town of Baldwin, Maine**  
**SELECTMEN MEETING MINUTES**  
**TUESDAY, APRIL 15, 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, Robert Flint, Dale Miner as well as members of the Public.

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve April 1st, 2025, minutes as written. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the minutes.
2. **Review/ Approve warrant.** Dale Miner moved to accept and approve the April 15th, 2025, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Property Tax Abatement Map/Lot 003-024-E, Kevin & Sandra Miner:** Robert Flint confirmed that 1) Cumberland County Regional Assessing agreed to the Selectmen's vote to grant the abatement for the first year. 2) Assessing considered the second and third year as an error in assessment. Assessing agreed to complete all abatement paperwork. Robert Flint moved to have Assessing complete the abatement paperwork. Jim Dolloff seconded. The Selectmen voted 2-0 in favor. (Dale Miner recused himself from voting.)  
3) Assessing Agent, Rob Sutherland inquired about future tax commitment for the two lots. Robert Flint would like a detailed explanation as to why the properties are not assessed the same as the lots were coded the same and are next to each other.
4. **Review and Consider Quitclaim Deed, Merritt Bennett, 153 Bridgton Road, East Baldwin, Maine, Map001Lot092-A:** The Selectmen reviewed and signed the quitclaim deed.
5. **Mechanical Services, INC. Proposal and Contract:** It was noted that Mechanical Services proposed the same price and terms as the current contract. Robert Flint moved to accept the contract. Dale Miner seconded. The Selectmen voted 3-0 in favor. Select Board Chair, Jim Dolloff signed the contract.
6. **Engagement of Archipelago, Draft Shoreland Zoning Ordinance and Shoreland Zoning Map Amendments to Include the Limited Residential District and Improve Consistency:** Dale Miner moved to contract with Archipelago. Robert Flint seconded the motion. The Selectmen voted 3-0 in favor.
7. **Town of Baldwin District Budget Validation Referendum Warrant and Notice of Election:** The Selectmen reviewed and signed the District Budget Validation Referendum Warrant and Notice of Election.
8. **Review and Consider Quitclaim Deed, LGJ General Construction INC., Mariana Contreras and Carlos Salazar, 2 Bishop Delisio Lane, East Baldwin, ME, Map1Lot26:** Draft Municipal Quitclaim Deed, provided by Atlantic Coast Tite Company Attorney, required by virtue of the automatic foreclosure of the 2023 lien excluded former owner LGJ General Construction INC. from the quitclaim deed. The Selectmen agreed to contact the Town's attorney for guidance as to who to include on the quitclaim deed.



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9. **Thunder Good, Local ATV Club President, ATV Access on Sand Pond Road:** Saco River Riders ATV Club president, Thunder Good presented. The ATV club wishes to request written permission, by letter of approval, from the Select Board, to gain legal access for ATV use of Sand Pond Road and potentially other town roads, Freemont Ave., Senator Black, Pigeon Brook, and River Roads. The ATV club also asks the Town's assistance in obtaining a municipal grant. Mr. Good noted that Sand Pond Road access would connect the ATV trail from Rte. 107 to the existing trail approximately one and one-third miles down Sand Pond Road. The grant would enable the ATV club to complete larger projects such as repairs to trails throughout the trail system in Baldwin, Standish, and Sebago. A Town designee would be necessary to submit monthly receipts for reimbursement from the State. Mr. Goode will forward grant information to the Selectmen for further review and consideration at the next meeting.

**Reminders:**

**Public Question and Comment.**

**Adjournment:** Jim Dolloff motioned to adjourn at approximately 6:50 pm. Dale Miner seconded. The selectmen voted 3-0 in favor.

Respectfully submitted,

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Jim Dolloff

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Robert Flint

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Dale Miner