



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, APRIL 14, 2026, 6:00 P.M.



Note: This meeting was recorded and can be viewed on the website www.baldwinmaine.org.
Attendance: Selectmen: James Dolloff, Dale Miner, Robert Flink as well as members of the Public.

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve March 31st, 2026, minutes as written. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the minutes.
2. **Review/ Approve warrant.** Robert Flint moved to accept and approve the April 14th, 2026, warrant. Dale Miner seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Cumberland County Regional Assessing, Supplement, Open Space Withdrawal, 31 McNeil Road:** The Selectmen reviewed and signed a supplement provided by Cumberland County Regional Assessing for an Open Space removal requested by the property owner.
4. **Cumberland County Regional Assessing, Supplement, Forced Withdrawal of Farmland, Map7 Lot20C:** The Selectmen reviewed and signed a supplement provided by Cumberland County Regional Assessing for a forced withdrawal of Farmland.
5. **Further Discussion of Standish and Baldwin Tax Rates:** Robert Flint continued discussion from last meeting about Standish and Baldwin tax rates. Standish has a \$12.40 per thousand tax rate compared to Baldwin's \$16.00 for the last tax year. Standish has a 100% certified assessment ratio which is close to market value. Baldwin is at 69%, which is less than market value and drives up mil rate. The mil rate is determined by dividing the Town's assessed value by the budget. If Baldwin were to be assessed at 100% the mil rate would be \$10.90 or \$11.00. It is difficult to compare numbers, either mil rate or certification ratio, to get same tax individually.
6. **Town Farm Tree Harvest:** The Selectmen discussed tree harvesting of the Town Farm property. Jim Dolloff asked about having the property surveyed first. Robert Flint noted that the tree harvester may be able to assist with determining boundaries and noted that the decision to cut the trees would need to go to a Town vote. Money earned from the harvest would go toward Town projects. Dale Miner recommended having a logger assess the property to provide pertinent information in which to present to townspeople. Dale is to reach out to Logger, Ricky Day to schedule a time to look at the property; also keeping in mind long term use of the land is to have hiking and nature walk trails which would include maintaining some mature trees.



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- 7. Town Re-evaluation:** Robert Flint recalled that Cumberland County Regional Assessing recently confirmed that the Town's certification ratio has dropped to 66%. The State's guideline is to maintain a certification ratio between 70% and 110%. Aside from the State recommendation, another reason for doing a revaluation is even out property assessments. Cumberland County has a statical revaluation which utilizes a computer program. Dale Miner said that he would like to see a list of pros/cons for the town to do a revaluation and asks if Cumberland County could provide information. The Selectmen agreed to request Cumberland County Regional Assessing attend a meeting for further discussion.
- 8. Request by Vendor to Operate a Lemonade Booth at Baldwin Ballgames:**
Sacopee Valley Recreation reached out by email regarding a vendor request to sell at SVRC sports events held at the Community Center ball fields. The Selectmen were all in favor.
- 9. Beach Attendant Applicant:** The Selectmen agreed to call applicant, Dawn Bartlett in for an interview for the Beach Attendant position.

Reminders: Senior Lunch tomorrow April 15th. Town office closed next Monday April 20th for Patriots Day observance. Tri-Town Meeting, Monday, April 20th.

Public Question and Comment:

Adjournment: Dale Miner moved to adjourn at approximately 7:00 pm. Robert Flint seconded. The selectmen voted 3-0 in favor.

Respectfully submitted,


Jim Dolloff


Robert Flint


Dale Miner