



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, JULY 21ST, 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, as well as members of the Public.

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve June 7th, 2026, minutes as written. Jim Dolloff seconded the motion. The Selectmen voted 2-0 to accept the minutes.
2. **Review/ Approve warrant.** Dale Miner moved to accept and approve the July 21st, 2026, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Road Commissioner, Chris Harrington – Paving Bids:** The following paving bids for Douglas Hill Road and Wards Hill Road paving projects were received and reviewed by the Select Board:
 - Northeast Paving - \$826,730.00
 - Shaw Brothers Construction, Inc. - \$775,417.00
 - Dayton Sand and Gravel Co., Inc. - \$ 758,642.00
 - Pike Industries, Inc. - \$664,843.00
 - All States Construction, Inc. – 573,475.60Robert Flint moved to accept All States Construction, Inc. paving bid contingent upon Road Commissioner Chris Harrington's review and approval. Dale Miner seconded the motion. The Selectmen voted 3-0 in favor.
4. **Subdivision Moratorium:** Planning Board Vice Chair, Jo Pierce confirmed there to be several proposed Subdivision applications currently before the Planning Board. Selectman Robert Flint proposed contacting the Town Attorney for advice and guidance on how to go about the process of working on the Town's Ordinances and providing a legal opinion to the Town's municipal boards and the Town's people. The Selectmen agreed that they would like the Town attorney to attend a public meeting to educate everyone on the impact of Town ordinances with relationship to State laws. Bob proposed a motion to proceed with a Subdivision Moratorium Ordinance, and if it passes it becomes retroactive to today, July 21, 2026. Jim Dolloff seconded the motion. The Selectmen voted 3-0 in favor.



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5. Southern Maine Planning and Development Commission (SMPDC)- Route 113 Scenic

Byway Advisor Committee Invitation: SMPDC is updating the Corridor management Plan for Route 113/Pequawket Trail Scenic Byway. "The plan will summarize historic and cultural assets of the corridor as well as proposed recommendations to improve safety, economy and more." The Committee is looking to include representatives from each municipality along the corridor and is to meet quarterly through 2027. The Selectmen agreed to place an ad in the Shopping Guide seeking an interested Baldwin resident to participate should the SMPDC deadline allow for it.

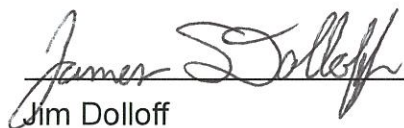
Reminders:

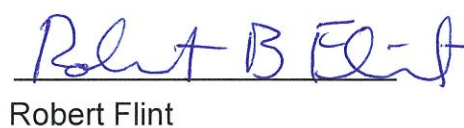
Public Question and Comment:

Melissa Boxer of Maple Ridge Road in East Baldwin presented. She is applying for a food processor license from the State. The State is looking for compliance with the Maine Subsurface Wastewater Disposal Rules. The Town's Code files do not contain a permitted and signed copy of an engineered Septic design. Current Code Enforcement Officer does not feel that it is in his purview to conduct a septic system inspection as it is not a new installation. Brent Lawson, the State director, supports having the property owner hire an independent septic inspector perform an inspection. The Selectmen will attempt to assist in resolving the matter.

Adjournment: Dale Miner moved to adjourn at approximately 7:25 pm. Robert Flint seconded the motion. The selectmen voted 3-0 in favor.

Respectfully submitted,


Jim Dolloff


Robert Flint


Dale Miner