



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, AUGUST 18TH, 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.** Robert Flint moved to accept and approve August 4th, 2026, minutes as written. Dale Minter seconded the motion. The Selectmen voted 3-0 to accept the minutes.
 2. **Review/ Approve warrant.** Dale Miner moved to accept and approve the August 18th, 2026, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
 3. **Cumberland County Regional Assessing, Supplement for Requested Farmland Withdrawal (Map 4 Lot 1-3):** The Selectmen noted that the lot is a new split, with six acres removed from farmland. Selectmen reviewed and signed Supplement.
 4. **Cumberland County Emergency Management Agency Mutual Aid Agreement:** Selectmen reviewed and signed the agreement.
 5. **Maine Municipal Association (MMA) Legal Advice on Handling of Tax Acquired Property:**
Maine Municipal Association attorney advised that due to the Town not notifying the heirs of the private mortgage holder of the 22 Bliss Road property, the Town therefore did an improper foreclosure. The Town now must notify the heirs of the foreclosure which gives them a statutory time limit to respond to and pay back taxes. Should an heir not step forward to pay back taxes, the Town may proceed with selling the property. The MMA attorney advised the Town to have the Town's attorney handle locating and notifying the heirs.
Additionally, the MMA attorney recommended having the Town's attorney or similar agency assist with further investigation to find any evidence of an alleged nursing home lien associated with the Senator Black Road tax acquired property.
 6. **Schedule Executive Session with Attorney, David Lourie Regarding Black Bear, Inc., III Litigation:**
Attorney, David Lourie is requesting an executive session with the Select Board, Planning Board and Code Enforcement Officer to discuss litigation with Black Bear, Inc. The boards will coordinate the time and follow up with Attorney Lourie to schedule the executive session.
- Dale Miner advised of recent damage to the trash compactor building at the Tri-Town Waste Facility caused by trucks hitting the building in two separate locations. Estimates to repair the damage will be forthcoming.



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Reminders:

Mary Cobb and Mary Burnell are holding an art show on August 21st and 22nd at Pike Memorial Hall in Cornish.

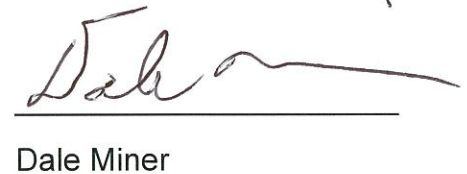
Public Question and Comment:

Adjournment: Dale Miner moved to adjourn at approximately 6:40 pm. Robert Flint seconded the motion. The selectmen voted 3-0 in favor.

Respectfully submitted,


Jim Dolloff


Robert Flint


Dale Miner