



Town of Baldwin, Maine
SELECTMEN MEETING MINUTES
TUESDAY, SEPTEMBER 1ST, 2026, 6:00 P.M.



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

1. **Review/ Approve minutes.** Dale Miner moved to accept and approve August 18th, 2026, 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 September 1, 2026, warrant. Robert Flint seconded the motion. The Selectmen voted 3-0 to accept the warrant.
3. **Fuel Bids for Upcoming 2-26-2027 Season:** The Selectmen received fuel bids as follows:

CN Brown

- #2 heating oil 10,000 gallons
Fixed price - \$4.509
- Diesel (On Road ULSD) 8,000 gallons
Fixed price - \$ 5.289

Northeast-Fuels LLC

- #2 Heating Oil 10,000 gallons
Fixed price - \$5.12
- Diesel (On Road ULSD) 8,000 gallons
Fixed price - \$5.3115

Dale Miner moved to accept CN Brown's fuel bids. Robert Flint seconded the motion.
The Selectmen voted 3-0 in favor.

4. **Kent Whitten, CEO – Zoning District Concern:** Deputy CEO, Kent Whitten noted that the Town's new GIS mapping system places 40 Wards Hill Road, (Map 12/24/B), a 10-acre parcel, partially in the Highland District Zone. Whereas Kent previously determined the property to be borderline Highland District and gave approval for a 5-acre split of the 10-acre parcel. The concern is that the Town's ordinances require a buildable lot in the Highland District to be a minimum of 10-acres. The Zoning Map, adopted at a Town Meeting on April 21, 1986, defines the Highland District zone as seven hundred feet. The property owner's intent is to sell 5-acres as a buildable lot and now considered Highland District. The Selectmen support the CEO's initial determination and approve the 5-acre lot split to be a buildable lot.
5. **CEO/LPI Appointment:** The Selectmen appointed Tayt Dame as Code Enforcement Officer and Licensed Plumbing Inspector for a 1-year term.



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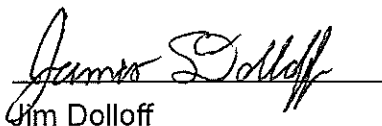
6. **CAI Technologies – Town GIS Website:** The Town's new GIS Mapping site is available for office staff to review on-line.
7. **Closures of Roads for Winter Maintenance:** The Selectmen agreed to ask the Town Attorney for guidance about town roads which the Town previously closed to winter maintenance but now have residents currently or considering residing on a year-round basis.
- Dale Miner stated that Jeff Williams, the forester for the Town Farm property, is now beginning the process of checking into grant opportunities.
 - Robert Flint moved to accept P.Y. Estes Value Engineering Proposal of the River Road project job which is identified in Estes proposal as "700' Dirt Section" in the amount of \$69,990.00. Jim Dolloff seconded the motion. The Selectmen voted 3-0 in favor.
 - Jim Dolloff confirmed that the Auxiliary is going to purchase security lights for the back of the Town Office and Community Center and hire an electrician to do the installation.

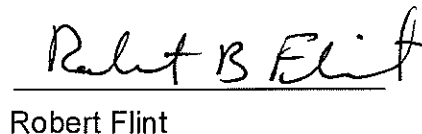
Reminders: Town Office closed 9/7/26 in observance of Labor Day.

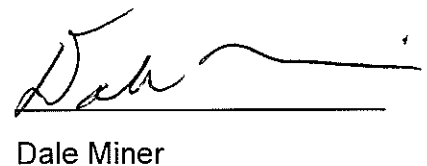
Public Question and Comment:

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