



Town of Pittston
Select Board Work Session Agenda
February 23, 2026

Board Members Present: Cathy Thomas (Chair), Christine R. Holzinger, Joe Caputo

Other Town Officials Present: Autumn DeVries ORC (Chair), Greg Lumbert CEO)

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:02 am

2. **Approval of February 09, 2026 Minutes:** no minutes prepared for approval

3. **Executive Session:** none

4. **Town Business:**

a. **ORC - Update:** Autumn's request for server access has been granted by the SB. Joe notified Autumn about a new law in the works regarding Commercial Solar laws. Autumn updated the SB with what the ORC has been working on with the LUO. Attorney verification is needed for the changes being considered. Autumn discussed how parts of MUBEC may be incorporated into the LUO to address foundations, smoke pipes, and chimneys. This is still in development. Greg feels it should be all MUBEC or none at all. Following portions of MUBEC would be difficult, as Greg feels that some of this is considered under the fire code, so would not be necessary in the LUO. Greg suggested the fire code should be listed in the LUO. Autumn reviewed the ORC budget. It was suggested that a stipend should be requested for the ORC from the grant. The mobile home portion has been reviewed with the input from Jean Ambrose. Mobile home parks have the option of following town road standards or not. They would have to maintain the road until it is brought up to town standards, if they do not follow town standards.

b. **CEO – Update:**

- Septic installation during frost conditions was discussed. He recommended that the ordinance clarify that septic systems installed during frost conditions should only be in an emergency situation.
- Greg reviewed his calls for the month with the SB.
- Blinn Hill Rd. subdivision has been bought by New England Rent to Own. The other property they own is on Patterson Rd. Greg feels that his responsibility is to ensure the buyers are informed, thus protected. Slabs are being poured.
- Septic system matters were discussed further with the board.
- Jim Lothridge contacted the CEO with several ideas, including erecting a tent to sell items, and adding two bedrooms to his existing home. Greg gave him the information he needed and has not heard back as of today.
- Mabel Lane garage being built. Greg provided information to the resident.



Town of Pittston
Select Board Work Session Agenda
February 23, 2026

ORIGINAL

- The Kelley Rd camper lot owner has contacted Greg twice threatening legal action. The CEO stated he does not plan to respond as the owner needs to contact EPA/DEP for more information regarding the stream.
- Reported development on Kelley Rd was investigated, but due to the snow, the work cannot be inspected properly. Greg has plans to meet this week with EPA about this issue.
- Greg attended FEMA training last week.
- The CEO will attend the LD 1829 training on March 5th. It may be advisable for a Planning Board member to attend as well. Autumn may also find this training helpful with LUO writing.
- Greg will be going on vacation 4/21 - 5/5.

- c. Posting Roads:** Joe stated that some roads have been posted by Sam Snow (Road Commissioner) this weekend. It was also mentioned that the town has been asked to clean a traffic mirror on a state road, because the state will not be maintaining them this year. Cathy shared liability concerns regarding maintaining state property.
- d. Budget Preparation:** Riverside Cemetery Association request for \$2250.00 for maintenance of Veteran Gravesites and \$5750.00 for mowing. Cemetery budget requests were reviewed. The next Budget Committee Meeting will be March 3.
- e. Sam Snow Invoice:** Sam has not provided the requested receipts as of today.
- f. Website Change:** Add to next SB meeting agenda. A 3-year contract will be required.
- g. Planning Board Resignation:** Dan Haiss resigned from Planning Board. Announce openings at the next meeting.
- h. School Choice E-Mail:** was discussed by the SB. Christine will research this issue further for more discussion. Cathy will research School Choice as well.
- i. PRCS request:** a request to participate in PRCS' "Read to Students" will be answered by Christine.
- East Rd. (E. Webb Rd.) History:** Joe reported that he spoke with Pete Kelley, former Road Commissioner, regarding the matter. Pete indicated he believed an agreement had been reached at the time; however, the contractor did not follow through on the agreed work. As a result, the Town took no further action. Marie is still retrieving requested documentation.
- j. Ordinances and Policies:**
- i. Solar Farm Ordinance:**
Primary: Action:



Town of Pittston
Select Board Work Session Agenda
February 23, 2026

- ii. **Fund Balance Policy:**
Primary: Action: *suggested per annual town audit*
- iii. **Formal Assessors Agreement/Contract Renewal:**
Primary: Action:
- iv. **System Administration Policy:**
Primary: Action:
- v. **Disbursement Policy:**
Primary: Action
- vi. **Purchasing Policy:**
Primary: Cathy Action: Cathy has been working on updating
- vii. **Refund Policy for Permits:**
Primary: Action:
- viii. **Cell Tower Ordinance Review:**
Primary: Action:
- ix. **Building Use Policy:**
Primary: Action:
- x. **Road Commissioner Job Description:**
Primary: Cathy Action: she is creating policies for both appointed and elected positions.

5. Road Business:

a. Major Projects:

i. Old County Rd: Culvert

Primary: *Action:* DEP letter was received, our response was sent by the requested 12/10/2025 deadline, we in turn await their reply. Calderwood Engineering had requested a 2/27/26 deadline but has not received any response from DEP. No update from DEP to date (2-23-26)

b. Medium Road Repair (>\$10,000)

c. Small Projects (<\$10,000):

i. Ditching/Culverts:

ii. Potholes:

iii. Trees and Debris:

6. Tabled Agenda Items:



Town of Pittston
Select Board Work Session Agenda
February 23, 2026

a. Review of the Following Ordinances:

Tier 1

- i. **Land Use – LD 2003 & LD 1829 (in development)**
- ii. **Building**
- iii. **Subdivision**
- iv. **Mobile home, RV, Camper**
- v. **Business Development -_maybe moved to tier 1/get feedback from PB**

Tier 2

- vi. **Shore Land Zoning**
- vii. **Resource Protected Land (needs to be developed)**
- viii. **Flood Plain**

Tier 3

- ix. **Addressing**
- x. **Entrance**
- xi. **Well Head Protection**

b. Arnold Road Complaint Update: *Uninhabited home/yard is not being maintained referred to CEO. Letter sent to property owner by CEO – 2nd letter sent certified mail. Property owner contacted CEO and stated the property will be addressed in 2026*

d. Jewett Road:

e. Identify Caretakers for Cemeteries in Need:

f. Tax club:

g. Secure Records Storage Request:

h. Engine 23 Disposition (2025):

i. Pinkham Road - Togus Stream: No update. Randolph is still holding the grant request.

j. Misc. Town Work:

- i. **Troop Rd**
- ii. **Ledge Hill Rd:**
- iii. **North (Beech Hill) Rd Plan**

k. Salt Shed Seal Repair & Containment:

- xii. **Congressional spending grants**
- xiii. **Funding Plan for plant containment**



Town of Pittston
Select Board Work Session Agenda
 February 23, 2026

7. Town Announcements & Information

THERE WILL BE NO SELECT BOARD MEETING:
FEBRUARY 25
MARCH 25

Next SB Work Session(s): Mar 02, 09, 16 Apr 06, 13, 20, 27(9 am)

Next SB Meeting(s): Mar 04, 04, 11, 18, Apr 01, 08, 15 (6 pm)

Planning Board: Mar 12 (6:00 pm)

RiverWalk: Mar 02 (6 pm)

Pittston Historical Society: Mar 12 (Annual - 1pm)

Budget Committee: Mar 3 (6pm)

Ordinance Review Committee: Feb 24 (2-4 pm)

Mar 03, 10, 17, 31 (2-4 pm)

Apr 07, 12 (2-4 pm)

Hearing for SB Change from 3-5 members: Feb. 25 (6pm)

Special Town Meeting for RC & SB Changes: Mar 07 (9:45am) PRCS

Joint Board Meeting:

Cemetery Caretaker Meeting:

Personnel Committee:

Appeals Board:

8. Meeting Adjournment: 11:43 am

Respectfully submitted by:


 Marie-Anne Flowers, Admin Assistant 3/2/26
 _____ Date


 Catherine Thomas, Selectperson Chair 3/2/26
 _____ Date

Christine Holzinger, Selectperson Date


 Joseph Caputo, Selectperson 03/02/2026
 _____ Date

