



Town of Pittston
Select Board Work Session Minutes
March 16, 2026

ORIGINAL

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

Other Town Officials Present: Jane Hubert & Autumn DeVries (ORC), Greg
Lumbert (CEO)

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:00 AM
2. **Approval of March 09, 2026 Minutes:** 2/0/1 signed (*Christine was not at this meeting*)
3. **Executive Session:** None
4. **Town Business:**
 - a. **Johnson Hall** – Representatives from Johnson Hall attended the work session to discuss the programs they have and to request a donation of \$5,000.00. They reviewed programs they provide to the area to include programs for students. It was recommended that requests be submitted by January to be considered by the Budget Committee. Christine suggested they attend the town meeting with information, asking residents for donations directly.
 - b. **ORC - Update:** The final draft of the LUO was presented to the Select Board. The attorney review is complete. A draft has been submitted to Ben Averill. The Select Board was asked to review the ordinance paying particular attention to: Article(s) 3 - 7 - 8 -10 & 19, and page 63. Dwelling unit definitions have been updated. Marie will attach copies of the March 14th emails Autumn sent to the Planning Board, Select Board, ORC members and the CEO, to these minutes. Discussion ensued with Jim Lothridge (PB), ORC and the Select Board. The Select Board will need to approve the updated LUO before a hearing can be held. It is suggested a joint meeting with the Planning Board and Select Board should be scheduled to discuss the LUO. Jim is concerned that the state keeps making changes. Greg feels that this should be approved ASAP because state law overrides town ordinance. Jim feels that a subdivision ordinance should also be created. Jim would like to discuss this more at the next Planning Board meeting on April 09, 2026. Joe suggested the Planning Board review the new LUO on their own so that a meeting is not necessary. Cathy recommended the boards review the information and get back to the ORC by April 10th with their comments, questions, or concerns for clarification.
 - c. **CEO – Update:** Greg attended the work session to discuss what he has been working on.



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- Driveway requirements were discussed regarding a Morse Lane roughly 20+/- degree sloping driveway - Greg has concerns that EMS may not be able to provide services if the driveway is not accessible. Cathy will create a letter, with Josh Johnson (Fire Chief), regarding the driveway. There is no turnaround for EMS. There is nothing in the ordinance to prevent this driveway from being constructed, but Greg feels it would be unsafe for EMS. Greg suggests speaking with legal prior to creating the letter. Cathy will reach out to legal and create a letter of acknowledgement for the landowner.
 - "The Manor" by the Village Store, Greg received inquiries regarding a Bed & Breakfast.
 - He received an inquiry about whether the Tuthill Estate can be divided. There is currently shared septic, so more septic systems will need to be created to divide into lots.
 - Mobile Home Park waste is running off into a brook. Owner pumped the system.
 - Another septic system is being evaluated for failing
 - 2 Patterson Rd. occupancy completed
 - Septic issues were discussed
 - Little Buck's and Doe's septic plan has been submitted. Greg asked if the Select Board would like to meet with the owner, and engineer. It should be evaluated for runoff. Joe has concerns with the condition of the other house and asked if that house could be demolished and the septic put there. Greg feels the runoff is a Road Commissioner issue. A meeting should be scheduled with the property owner to discuss runoff issues. There is a culvert under rt 126 that should be maintained by the state. Greg will try to arrange a meeting with the Select Board at a work session. The Road Commissioner should be present as well.
 - Greg feels that the new LUO will require more work from the CEO. More inspections will be needed.
 - There is no requirement for the property owner to live on the property.
 - Greg feels that using "MUST" in an ordinance could be problematic.
- d. Budget Preparation:** The Budget Committee meets tonight. Jane asked if the Historical Society requests were in the budget. The Select Board confirmed that the requests have been submitted. Jane also asked about fire proof storage. It was confirmed new fireproof cabinets have been added to the budget. Jane asked about charitable donation requests. The requests were reviewed with Jane. Charity request deadline will be January 31st. No requests will be accepted after January 31st moving forward.
- e. School Choice E-Mail:** Christine has been in contact with Ian Gould but has not made much progress, and discussed the value of an Ad Hock group. Joe



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feels that School Choice is not a realistic option. It was suggested a group be formed to research this issue. Christine will be the liaison with the group, if one is formed. This will be removed from the agenda.

- f. East Rd. (E. Webb Rd.) Maintenance:** The official map that was filed with the state was located and reviewed by the Select Board. Joe wondered if their tax assessment was made to adjust for the unmaintained road. A resident attended the meeting and dropped off another list of documents they are looking for. At the March planning board meeting, Marlene Colvin (PB Chair) said she would write a letter to Steve McGee about this issue.
- g. Deadlines for Budget Requests:** All budget requests should be received by the end of January to be considered in the budget.
- h. Road Commissioner Job Description:** Cathy has been working on this. In progress
- i. Ordinances and Policies:**

- i. Solar Farm Ordinance:**
 - Primary:** **Action:**
- ii. Fund Balance Policy:**
 - Primary:** Cathy **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:** **Action:**
- vii. Refund Policy for Permits:**
 - Primary:** **Action:**
- viii. Building Use Policy:**
 - Primary:** **Action:**

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. We have not had any response. Remove from Agenda.

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



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

- i. Ditching/Culverts:**
- ii. Potholes:**
- iii. Trees and Debris:**

6. Tabled Agenda Items:

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*

c. Road Striping: Spring

d. Jewett Road:

e. Identify Caretakers for Cemeteries in Need:

f. Tax club: Marie will ask Val. Hoping to have it by June payments.

g. Pinkham Road - Togus Stream:



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j. **Salt Shed Seal Repair & Containment:** Christine would like a plan for the grant.

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

7. Town Announcements & Information

THERE WILL BE NO SELECT BOARD MEETING:

MARCH 25

APRIL 08 & 22

Next SB Work Session(s): Mar 23, 30 Apr 06, 13, 20, 27 (9 am)

Next SB Meeting(s): Mar 18 Apr 01, 15, 29 (6 pm)

Planning Board: Apr 09 (6:00 pm)

RiverWalk: Apr 06 (6 pm)

Pittston Historical Society:

Budget Committee: Mar 16 (6 pm)



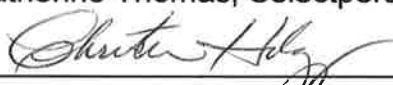
Ordinance Review Committee: Mar 31 (2-4 pm)

Apr 07, 12 (2-4 pm)

- Joint Board Meeting:
- Cemetery Caretaker Meeting:
- Personnel Committee:
- Appeals Board:

8. Meeting Adjournment: 12:15am

Respectfully submitted by:

	3-23-26
Marie-Anne Flowers, Admin Assistant	Date
	3/23/26
Catherine Thomas, Selectperson Chair	Date
	3/23/26
Christine Holzinger, Selectperson	Date
Joseph Caputo, Selectperson	Date

Select Board Admin

From: Autumn Harden <aharden4369@att.net>
Sent: Saturday, March 14, 2026 8:06 AM
To: Marlene Colvin; Terry Shepherd; Jim Lorthridge; Rodney Hembree; Dan Taggart; Dan Haiss; Pittston CEO
Cc: Cathy Thomas; Joe Caputo; Christine Holzinger; Anthony Garvan; JANE HUBERT; John Andrus; Sue Tardiff; Lynette Eastman; Select Board Admin
Subject: Questions from PB re LUO

Dear Planning Board and Code Enforcement Officer,

I have two follow-up responses to Planning Board questions.

First, Gray Louis, the Town's land use attorney has confirmed that the Land Use Ordinance of the Town of Pittston (draft) has been written to comply with Title 30-A, Section 4364 - 4364-C (enacted in 2023), and LD 1829. These laws are already in effect, and they have changed Pittston's Home Rule authority in two profound ways:

1. The state has overridden Home Rule and now prohibits Pittston's one lot-one home limitation. The state requires Pittston to permit 3 or 4 houses per lot (with limitations).
2. The state has overridden Home Rule and now prohibits Pittston's two-acre minimum lot size on all land. The state requires that the minimum lot size in Growth Areas may not exceed 20,000 square feet in accordance with Title 12, 4807-A.

Again, these laws are already in effect, and the Land Use Ordinance brings Pittston into compliance. According to the attorney, the legislature will not be relaxing the two requirements listed above. If any future changes to the law affect Pittston, those few provisions within the Land Use Ordinance would simply be revised.

Second, Gray also let me know that within the Disability Variance, the gross vehicle weight limitation of 6,000 pounds may indeed be increased. If the Planning Board would like this weight to be increased, we can do that. Let me know what weight is proposed, and for what reason by March 20th. Otherwise, the weight will remain the same as the ORC will not be taking up this question.

2.5.2 Disability Variances

5. For the purposes of this Ordinance, "noncommercial vehicle" means a motor vehicle as defined in 29-A M.R.S. § 101(42) with a gross vehicle weight of no more than 6,000 pounds bearing a disability registration plate issued pursuant to 29-A M.R.S. § 521 and owned by the person with the permanent disability or the parent or legal guardian of the person with the disability. For purposes of this Subsection, "disability" has the same meaning as a physical or mental disability under 5 M.R.S. § 4553-A.

Sincerely,
Autumn
ORC, Chair

Select Board Admin

From: Autumn Harden <a Harden4369@att.net>
Sent: Saturday, March 14, 2026 9:59 AM
To: Cathy Thomas; Joe Caputo; Christine Holzinger; Anthony Garvan; JANE HUBERT; John Andrus; Sue Tardiff; Lynette Eastman; Stephen Oliveri; Pittston CEO
Cc: Select Board Admin
Subject: LUO Final Draft
Attachments: LUO Final Draft.pdf

Dear Select Board, ORC and CEO,

Attached is the final draft of the Land Use Ordinance. The next step in the enactment process will be for the Select Board to review and approve the Ordinance.

Gray Louis has approved this content without any significant edits! The work of each individual member of the Ordinance Review Committee has saved thousands of dollars in attorney time - thousands... NICELY DONE EVERYONE!!!

Please pay particular attention to Article 19, Site Plan Review, B. Applicability. This criterion is too broad and needs refinement.

Yours,
Autumn