



Select Board Work Session

Minutes

Monday, April 6, 2026 at 9:00 am

Call to Order

1. Roll Call

a. Board Members Present

Minutes:

Cathy Thomas (Chair), Joe Caputo, Christine R Holzinger

b. Other Town Officials Present

Minutes:

Greg Lumbert (CEO) Autumn DeVries (ORC)

c. Recorder

Minutes:

Marie-Anne Flowers (Administrative Assistant)

2. Approval of March 23 , 2026 Minutes

Minutes:

Accepted by the SB

Town Business

3. Minutes & Warrant Signature Process

Minutes:

The process for signing warrants and minutes was discussed. Will be discussed at the next work session.

4. Hatch Hill

Minutes:

Christine reviewed information received from Hatch Hill regarding its continuation. She reviewed the potential changes for residents when dropping off materials. She asked if we could add instructions on the website for the Hatch Hill drop-off. Joe would like to

check with the anticipated transfer station in Gardiner for future use for Pittston. This facility would receive recycling and trash. Joe will research the new facility.

5. Nehumkeag Scholarship

Minutes:

McKenzie Soiett, the 2025 GAHS Nehumkeag Scholarship recipient, has successfully completed her first year/term of study and has registered at the University of Maine at Augusta (UMA) for her second year/term. She has therefore met the requirements to receive the awarded scholarship funds.

6. ORC - Update

Minutes:

Land Use Ordinance discussion:

*Waiting to hear back for Grant regarding questions on expenditures

*Penalties for violations and enforcement

- Penalty fees are outlined in the Building Permit Schedule Ordinance
- More guidance is needed on penalties, assessing & defining
- Cathy highlighted areas of concern for Autumn to review
- Greg will get his notes and questions to Cathy and Autumn by 4/10/26
- Autumn and the ORC are recommending that the Article 19-Site Plan Review be removed for now, as it warrants more thought.

Next steps discussed: A Public Hearing will need to be scheduled, and if this ordinance contains sufficient information to warrant its own Town Meeting, a Special Town Meeting will need to be scheduled. Once the final draft is ready, copies will be posted on the website, at the town office, and at all of the other posting sites. The Commercial Solar Ordinance should be handled separately at a later time.

a. Shore Land Zoning Ordinance

Minutes:

Up next for ORC review

b. Flood Plain Ordinance

Minutes:

Up next for ORC review

7. CEO - Update

Minutes:

Greg attended the meeting to review current projects and ongoing work. He raised questions about the Land Use Ordinance (LUO), specifically noting that back lot right-of-way setbacks should be added. His recommendations have been forwarded to Autumn for review.

MONTHLY ACTIVITY:

- March Site Visits: 67 calls for service

PROJECT UPDATES:

- Blinn Hill Road: Progress is ongoing. Some delays were noted, but work is now back on track

- Morse Road Driveway: Greg has spoken with the property owner regarding driveway slope concerns. Paperwork has been filed but not yet registered. The CEO is awaiting updated information from the assessor's office. The property is owner-financed (no bank involved). It was noted that documentation regarding the sloping driveway and potential emergency response issues should be recorded with the property deeds.

RESIDENT INQUIRIES & DETERMINATIONS:

- A resident inquired about installing a mobile home on an existing slab; Greg identified no issues.
- Numerous general inquiries have been received regarding permissible building activities within the Town.

CODE ENFORCEMENT & COMPLIANCE ISSUES:

- Kelley Road Camper: Complaints have been reviewed. The Environmental Protection Agency will handle the matter. The camper is located within shoreland zoning, is inoperable, and has not been moved for 7 months; it is now considered a structure and must be removed.
- Capitol Street Bakery: Septic system testing is underway; no issues are anticipated.
- 365 Whitefield Road: Request received for a food stand.
- Moulton Road: Greenhouse project discussed.

DRAINAGE CONCERN:

- Little Buck's and Doe's: Driveway runoff has been reviewed. Greg reported that runoff from state road Route 126 is the primary source, with additional but less significant contributions from Town drainage.

ADMINISTRATIVE UPDATES:

- Greg reported his email account was hacked; Sheldon has resolved the issue.
- Greg reviewed the recent trainings he has completed.

ROAD POSTING ENFORCEMENT:

- Unauthorized use of posted roads should be reported to law enforcement (State Police or Sheriff) at the time of occurrence.
- Cathy Thomas asked what type of evidence is required for enforcement. It was noted that photo or video evidence is not necessarily required; however, timely reporting is essential.

8. East Rd (E. Webb Rd) Maintenance Agreement:

Minutes:

Joe Frechette attended the work session to inquire whether the Select Board had any outstanding questions regarding the East Road.

REPORTED PLANNING BOARD DISCUSSION:

The Planning Board has discussed the possibility of restricting McGee Construction, Inc. from conducting work in town until the company complies with the agreement outlined in the Lavoie Estates mylar.

CONCERNS RAISED:

Cathy Thomas questioned the effectiveness and legal authority of such a restriction, as well as how this action could reflect on the Town.

ALTERNATIVE CONSIDERATION:

Joe C asked whether Steve McGee should be given the opportunity to bring the road up to Town specifications, after which the Town could consider accepting the road - specifications, including but not limited to:

Building up the road base
Cleaning and grading ditches
Creating an adequate turnaround area

ROAD CONDITIONS & SERVICE IMPACT:

Joe Levesque reported that the road becomes muddy during the spring season, and in the past, the postal delivery has been suspended due to conditions.

NEXT STEPS:

The matter will be reviewed further at the upcoming Planning Board meeting and at the Select Board work session scheduled for April 13.

Road Business

9. Major Projects

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

11. Small Projects (<\$10,000)

a. Ditching/Culverts

b. Potholes

c. Trees and Debris

Minutes:

Incident Report:

Toilets and related debris were reported to have been dumped along Smithtown Road.

Action:

Sam Snow was asked to remove the trash. He informed Cathy Thomas that he would need to rent a truck to complete the removal.

Direction Provided:

Cathy Thomas advised Sam Snow not to rent a truck for the purpose of removing the debris

Results: The toilets dumped along the road have been picked up by an unknown

d. Street Sweeping

Minutes:

Discussion regarding:

Fire Stations, Town office, junction of Old County Road & Kelley Road

e. Gravel Crushing

Minutes:

Discussion: The Board discussed whether more surface gravel should be crushed at the Town pit for future use in resurfacing dirt roads, or if materials should be purchased externally. Considerations: It was noted that if the Town determines it should purchase material, the Board should discuss whether to retain ownership of the gravel pit or sell it. Action Item: Joe will contact Pete Kelley to gather additional information.

12. Town Announcements & Information

Minutes:

Next SB Work Session(s): April 13, 20, 27 May 04, 11, 18 (9am) Next SB Meeting(s):
April 15, 29 May 06, 20 (6pm) Planning Board: April 09 (6pm) RiverWalk: April 06
(4:30pm) Pittston Historical Society: April 09 (10am) Budget Committee: April 06 (6pm)
Ordinance Review Committee: Joint Board Meeting: Cemetery Caretaker Meeting:
Personnel Committee:

13. Meeting Adjournment

Minutes:

Meeting adjourned at 11:31am

Contact: Marie-Anne Flowers (selectboardadmin@pittstonmaine.org (207)582-4438) | Minutes published on 04/15/
2026 at 7:52 PM

