



# Select Board Work Session

## Minutes

Monday, April 20, 2026 at 9:00 am

### 1. Call to Order

**Minutes:**

9:00 am

**a. Board Members Present**

**b. Town Officials Present**

**Minutes:**

Jane Hubert (ORC) John Andrus (ORC) Christian Jensen (Tax Collector, Treasurer, Office Supervisor)

**c. Recorder**

**Minutes:**

Marie-Anne Flowers (Administrative Assistant)

## Town Business

### 2. Growth Area Maps

**Minutes:**

John Andrus attended the work session to discuss Growth Area Maps. He presented a draft of Areas 1 & 3. This should make it easier to determine acreage of the growth areas. He used the maps from the website to determine the areas. He intends on creating a memo describing what criteria he used to determine the areas. This is intended to delineate which lots are in the growth areas. John feels that this should be approved by the Select Board. Christine would like a map of the areas attached to the complete document. The procedure for accepting/adopting the updated growth area maps was discussed. Cathy will ask MMA what the procedure would be to assign these areas as growth areas in the town

### 3. Review of MMA Policy - Road Commissioner

**Minutes:**

The Select Board reviewed the MMA Manual regarding the Road Commissioner position following comments by the Road Commissioner at the previous Select Board

meeting. Christian Jensen shared his opinion regarding what he perceives as a contradiction in the manual: the Select Board can't dictate the RC's performance, nor can he be forced to provide a budget. Cathy read the item in Chapter 5 of the MMA Officials manual that states "municipal officers have little control over the performance of work and hours of business." She also shared the definition of "performance" and the SB's rights to create a job description, along with several other highlights from MMA's Officers' Manual outlining the RC's rights and the SB's rights to oversee. A job description for the Road Commissioner position is in progress.

#### 4. Budget, Warrant & Article Review

##### Minutes:

- Update miscellaneous Cemetery budget from \$500. to \$1340. = \$1950.
- Joe verified the amount for sand. Warrants were reviewed by the Select Board.
- Article 4 needs to be corrected/updated
- Article 5 (recycling) needs clarification on the end date. We may be switching services. The Budget Committee's recommendations were reviewed. They suggested cuts to battery recycling and attendant. A special town meeting may be required if we need to continue with Lincoln County after December 2026.
- Article 6 Hatch Hill budget was reviewed. We do not have a figure from Hatch Hill, so we have to estimate the costs.
- Article 7- 9 were discussed. The riverwalk property was discussed.
- Article 10 & 11 were reviewed.
- Article 12 was reviewed. Cathy inquired about how GA Expense & Reimbursements are handled.
- Article 13 - 14/Highway 425 was reviewed. Joe inquired about months included in the 18-month year, about surplus funds, and any advantages to carrying over unexpended road funds for the following year. Christian responded to the questions and best practices for municipal accounting.
- Article 15 Charitable donations were reviewed.
- Article 16 separate warrant for Boys and Girls Club was reviewed
- Article 17 Cemetery Veteran sites were reviewed. The amount of \$25.00 per site was set by the town. There is no rule requiring payment to the caretakers.
- Article 18 Veteran's Head Stone Repair -changes were made to the language. Rehab and Repair will be made into it's own article. 18a will be rehab and repair and 18b will be the remainder of the article.
- Article 19 was reviewed. The town will vote on this article.
- Article 20 was reviewed. Christine inquired about \$1100.00 for equipment and the \$500.00 requests being combined. This will be left as is.
- Article 21 the amount will be raised to \$352,000.00 from \$200,000.00
- Article 22 was reviewed. This offers clarity to the budget.
- Article 23 was explained by Christian. This authorizes maintenance in emergency situations for the best interest of the public. It will be kept and voted on.
- Article 24 was reviewed and accepted

- Article 25 was reviewed and accepted
- Article 26 was reviewed and accepted. "Town Staff" will be removed. "Authorize the sb or their designee to apply for grants" will be added.
- Article 27 was reviewed and accepted
- Article 28 was reviewed and 7% will be lowered to 4.5%
- Article 29 was reviewed and accepted
- Article 30 was reviewed. Christian reviewed the process and explained refund interest for overpayment of taxes. 3% interest will be added to overpayment refunds.
- Article 31 was reviewed for clarification. The process for selling tax-acquired property was discussed. Christian will create a list of tax-acquired property. These would need to be appraised should the land be sold. There is a different process for gifted land vs. tax acquired. The town would have to vote to keep an area as a "public use area". If the town has not voted to keep the riverwalk as a public use area, new requirements will be necessary to develop the area. The town would be responsible for any costs incurred. If a vote has not been officially made to accept the property as a recreational public space, state statute would need to be followed moving forward.
- Article 32 Was reviewed and accepted
- Article 33 the poll question was reviewed and accepted
- Articles 32 & 33 will be voted on by secret ballot at the election on June 9th. There may not be an article 32 & 33. These will be converted to ballot questions. Christian will verify with Sue and Valerie.
- An article should be prepared for the Land Use Ordinance to be voted on at the Annual Town Meeting.

## **Road Business**

### **5. Major Projects**

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

### **7. Small Projects (<\$10,000)**

- a. **Ditching/Culverts**
- b. **Potholes**
- c. **Trees and Debris**
- d. **Road Sweeping: Spring**
- e. **Road Striping: Spring**
- f. **Blodgett Rd Bridge**

#### **Minutes:**

Larry Nadeau has agreed to repair the 2 approaches of the new bridge. He will provide labor at no cost to the town. The town will purchase the materials.

### **8. Town Announcements & Information**

### **9. Meeting Adjournment**

**Minutes:**

12:14 PM

---

Contact: Marie-Anne Flowers (selectboardadmin@pittstonmaine.org (207)582-4438) | Minutes published on 04/29/  
2026, adopted on 04/29/2026