



Select Board Work Session

Minutes

Monday, April 27, 2026 at 9:00 am

Call to Order

1. Meeting Started at

a. Board Members Present

Minutes:

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

b. Other Town Officials Present

Minutes:

Autumn DeVries (ORC), Jane Hubert (Recycling), Anthony Garvan (ORC), Jean Ambrose (RiverWalk), Cheryl Peaslee (RiverWalk), Christian Jensen (Treasurer, Tax Collector, Office Supervisor)

c. Recorder

Minutes:

Marie-Anne Flowers (Administrative Assistant)

Town Business

2. Jane Hubert - Recycling

Minutes:

Discussion Summary:

- Jane attended the meeting to review the recycling warrant and expressed concerns about whether recycling will remain funded for the full fiscal year under the proposed budget.
- She noted that the Product Stewardship for Packaging Law could provide an opportunity that may be available in to help offset recycling costs.
- Jane emphasized concern about discontinuing recycling services if the town does not continue its contract with Hatch Hill after expiration.
- Joe stated that additional monies should be included in the budget, allowing the town to vote on recycling through June 2027.

Joe also raised concerns about the current condition of recycling bins, noting they are deteriorating and may lead to increased costs for taxpayers in the future.

- Jane reiterated that if funding is not approved, recycling services in town may be eliminated. She questioned why there appears to be opposition to maintaining recycling services. Sharing the following information: 04/14/26 recycling had 70-75 users, 04/11/26 64 users, & 04/18/26 had 64 users
- Joe clarified that his primary concern is the long-term cost associated with replacing failing dumpsters.
- Christine stated that her main concern is maintaining cost savings for residents.

3. East Rd (E. Webb Rd) Maintenance

Minutes:

Discussion Summary:

- Cathy reviewed her findings regarding maintenance of East Road (East Webb Rd) and recommended that a warrant article be drafted to address the issue.
- Based on information provided by residents and the findings of the selectboard, it has been determined that the town must formally vote to accept the road before assuming maintenance responsibility.
- It was noted that taking over the road should not impact the 2025/2026 town budget.
- The matter will be presented for a town-wide vote.
- Steve McGee has verbally agreed to perform work on the road (bring in gravel and grade as needed) prior to the town assuming responsibility.
- Maine Municipal Association (MMA) has been consulted and recommends that the town vote to formally assume maintenance responsibility.
- Jean Ambrose suggested including an informational section within the warrant to clearly explain the intent of the article to voters.
- The winter plow contractor has inspected and approved the turnaround area.
- The homeowner whose deed includes the turnaround area has granted permission for plow use of the driveway.

4. HR 2289 Response Letter

Minutes:

Discussion Summary:

- Cathy reviewed the letter to be sent by the Select Board regarding HR2289 and explained the reasoning behind the correspondence.
- The matter relates to a federal bill that addresses issues related to franchise agreements.
- Cathy presented her response to HR2289 for review by the Select Board.

5. RiverWalk - 36 MRS § 943-C(7)

Minutes:

Discussion Summary:

- The Select Board reviewed new laws regarding tax-acquired properties.

- Tony questioned whether the intent of the law is to prevent towns from seizing properties due to delinquent taxes and stated he believes the law does not apply to municipal use.
- It was noted that when foreclosed properties are sold at a profit, any funds exceeding the amount owed must be returned to the former property owner.
- Cathy reported that she consulted extensively with MMA regarding the issue.
- Discussion focused on the RiverWalk area (not the island), which was established prior to the new law. Cathy noted that a binding vote (town vote) would have been required prior to 2023 to retain the property, and no such record has been found.
- It was determined that an appraisal will be required, with the appraisal value representing the “sale price.” All costs associated with the acquired property may be deducted from the appraised value, with the net amount paid to the previous landowner or their heirs.
- Tony expressed the opinion that the RiverWalk area is being developed and may not fall under the law; Cathy disagreed with this interpretation.
- Representative Michael Lemelin attended the meeting at the request of the RiverWalk group. Jean noted he could provide insight. Representative Lemelin agreed with Cathy, stating the area would need to be accepted as a recreational public area through a town meeting vote.
- Cathy created a poll for the upcoming election to gauge community interest in the RiverWalk area.
- Tony questioned why the matter would not go directly to a town vote. Joe stated that the poll would help assess community interest.
- It was discussed that the town needs clarity on potential costs associated with the RiverWalk so voters can make an informed decision.
- Joe expressed interest in holding a vote at this year’s election to determine whether to retain or eliminate the RiverWalk area.
- Cathy asked RiverWalk group representatives whether they preferred a non-binding poll or a binding vote at the upcoming election.
- Jean expressed interest in understanding the costs to the town under the new law and stated a preference for a binding vote.
- Cheryl Peaslee requested that the matter be brought to the RiverWalk group and stated that a decision should not be made at this time.
- Tony asked how long a town may hold foreclosed properties before the law becomes applicable.
- It was noted that warrant signing is scheduled for Wednesday, and there may be insufficient time to finalize details.

6. Review Budget & Warrants

Minutes:

Discussion Summary:

- The Select Board reviewed proposed changes to the warrant articles.
- The Treasurer explained how warrants are written and how the financial

breakdowns within each article are determined.

Warrant Article Updates:

- Article 5 will be revised to reflect an amount of \$6,425.00.

RiverWalk Article:

- The previously proposed RiverWalk poll will be removed.
- It will be replaced with a warrant article asking voters whether the town will retain the property known as the Williams Pit/RiverWalk area for recreational use.
- Cathy drafted the article: “Shall the town vote to retain and develop for recreational use...”
- A note will be included clarifying that Bodge Island is excluded from this article.
- It was discussed whether Bodge Island is part of the RiverWalk; Joe expressed that it should be included, but the final article will clearly state its exclusion.
- The article will also note that an appraisal is required to determine the amount the town must raise to compensate the former property owner at fair market value.

Land Use Ordinance (LUO):

- The article regarding the adoption of the Land Use Ordinance for the Town of Pittston may be removed.
- Further consideration is needed on whether to include a vote on adopting the LUO at the annual town meeting.

East Road Article:

- A warrant article will be created to ask voters whether the town will assume maintenance of 1,835 feet of the East Road, formerly the East Webb Rd

7. ORC - Update

Land Use Ordinance

Minutes:

Discussion Summary:

- The warrant article for the Land Use Ordinance (LUO) was discussed.
- Autumn presented the latest version of the LUO to the Select Board. This version is intended to be distributed for the Public Hearing.
- John Andrus is in the process of creating growth area maps. Autumn will confirm whether these maps should be included in the LUO document.
- Cathy requested that Autumn once again explain the importance of no “zoning” vs “growth areas” for the town of Pittston
- Autumn reported that she has consulted with Grey Louis regarding zoning. Based on guidance from MMA, the current LUO language addresses zoning.
- It was noted that, according to the 1998 Comprehensive Plan, the town does not currently have formal zoning, and both residential and non-residential uses are permitted.
- Autumn will verify with Grey Louis whether zoning must be explicitly included in the LUO.

Key Considerations:

- If zoning is required as part of the LUO:
- The ordinance will not be ready for a vote.
-

The Planning Board would need to be involved in the process.

- The timeline for adoption would be delayed.
- Josh Johnson provided Autumn with updated fire safety recommendations.
- It was acknowledged that the town is currently behind in meeting legal compliance requirements.

8. Ordinances & Policies

- Solar Farm Ordinance**
- Fund Balance Policy**
- Formal Assessors Agreement/Contract Renewal**
- System Administration Policy**
- Disbursement Policy**
- Purchasing Policy**
- Refund Policy for Permits**
- Building Use Policy**

Road Business

9. Major Projects

- Paving: Kelley Rd & Hunts Meadow Rd RFQ**

Minutes:

Deadline for bids is May 13 @ 5 pm

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

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

- Old County Rd - DEP Response**

Minutes:

No update

- Ditching/Culverts**

Minutes:

- Kelley Road culvert
- Old County Rd has 3 culverts that need to be lowered.

- Potholes**

- Trees and Debris**

Minutes:

A down tree at the Kelley Rd/Rte 194 intersection has been reported. DOT will be notified.

- Road Sweeping: Spring**

Minutes:

Discussion Summary:

- Sweeping Town parking lot, the fire stations & junction of Kelley Rd and Old County Road

f. Road Striping: Spring

g. Grading Roads

Minutes:

Discussion Summary:

- Grading has been started by Harry Moody.
- Old Cedar Grove, Ledge Hill, North Road, Blodgett Road, & Old County Road
- Harry reported that three culverts on Old County Road need to be lowered.

h. Blodgett Road Bridge Approach

Minutes:

Discussion Summary: Both approaches to the bridge have been repaired at no cost for labor or equipment. The cost of reclaimed materials was \$ 2,000.00.

Tabled Agenda Items

12. Salt Shed Seal Repair & Containment

- a. Congressional spending grants**
- b. Funding Plan for plant containment**

13. Town Announcements & Information

14. Meeting Adjournment

Minutes:

12:06 pm