



Town of Pittston
Select Board Work Session Minutes

July 07, 2025

ORIGINAL

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

Other Town Officials Present: Christian Jensen (Treasurer, Tax Collector, Office Supervisor), Greg Lumbert (CEO)

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:01 am
2. **Approval of June 30, 2025 Minutes:** Accepted 3-0
3. **911 Addressing - Peter Coughlin:** did not attend
4. **Executive Session (Personnel) 1.M.R.S.A.§405(6)(A)** Started 9:09 am
Return: 9:45 am

5. Town Business:

- a. **Salt Shed Lights:** the LED lights have been installed and are operating.
- b. **Red Cross Fire Alarm Program:** A sign-up sheet has been created; it is located in the clerk's office.
- c. **(ORC) Update Autumn DeVries:** Did not attend the work session.
- d. **CEO Update:** Greg attended to review what he has been doing, and reported he is very busy.

Greg has been updating himself on the Hembree 2 Solar Project, but has not been getting any replies from Ralph Addonizio from Novel Energy.

343 Wiscasset Rd. will be visited by Brent Lawson, State Site Evaluator, when he is able.

Buck's and Doe's septic issue has not been completed.

Greg spoke to Marlene regarding 2 planning board decisions that have been questioned by residents. Marlenes' position is that once a Planning Board decision is made, it cannot be rescinded by the Planning Board.

Greg mentioned the price difference in residential solar between companies.



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APR 19 2025

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Discussion regarding:

1. The limitations of the help the town is able to provide.
2. Said help greatly depends on the willingness of a resident.
3. Sometimes the only help the town can do is suggest State resources.

e. Charter Franchise Agreement (AKA Spectrum):

MCMA manages 93% of providers.

- i. **Maine Community Media Association (MCMA) - Tony Vigue:** Helps municipalities understand their rights. Tony was not able to attend the work session.
- ii. **Casco Bay Advisors, LLC - Broadband/Telecom Consulting -**
Michael Edgecomb attended the work session to address concerns regarding the charter municipality agreement. The contract expires June 12, 2027. The agreement did extend for an additional 5 years. Automatic renewal is no longer allowed under new state laws. The current agreement can be renegotiated or modified due to the change in laws. The laws have updated from 20 homes per mile to 15 homes per mile. Under federal state law, cable companies have to have a contract with municipalities. We can request a map of coverage from Charter. Michael can create an email for the town to request a modification to the current agreement. Franchise applies to video service suppliers only. The fire station and school are getting "courtesy cable". 2029 is when a new franchise agreement can be requested prior to the 2032 expiration of the agreement. Michael will submit an email to the select board. There are only 3 reasons to cancel the agreement.
 1. Bad job/constant service interruptions
 2. they don't have legal authority
 3. they don't have the financial backing to support the franchise.

f. Salt Shed Seal Repair & Containment: Joe inquired if the salt shed is aluminum or galvanized metal. Christine researched plants and suggests hosta and day lilies as salt-tolerant options. The size of the area was questioned. It is determined that a 10 x 50-foot perimeter would need to be planted.



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- i. Congressional spending grants
- ii. Plan

g. Riverwalk V-rap: no update. Christine will attend the RiverWalk meeting tonight. It was reported that a surveyor was in the riverwalk paring lot, but he may have only been parked there and not surveying the RiverWalk. Christine will ask while at the meeting.

h. Identify Caretakers for Remaining Unassigned/Unknown

Cemeteries: still in progress. Goal: to get GPS coordinates of cemeteries.

i. Bush Hogging Contact: Alexander Webb contacted the town office to offer his services.

j. Well Evaluation Funding: Bowie Brothers has made it clear that they will not be servicing a requested location. He stated that everything from the pump to the house needs to be replaced. It will cost \$5 – \$8 thousand dollars to repair. A level B hazmat suit would be required to do this job due to the condition of the building.

k. Tory Amborn – Holistic Sober Center: Called to cancel this morning. She has been rescheduled for the 7/21/25 work session.

I. Ordinances and Policies:

i. Solar Farm Ordinance:

Primary: Action:

ii. Building Use Policy:

Primary: Action: in progress

iii. Disbursement Policy

Primary: Action: suggested per annual town audit

iv. Purchasing Policy:

Primary: Action: in progress

v. Refund Policy for Permits:

Primary: Action:

vi. Hiring Guidelines:

Primary: Action:

vii. Update 911 Roads Book:

Primary: Action:

viii. Cell Tower Ordinance Review:

Primary: Action:

ix. Formal Assessors Agreement/Contract Renewal or Bid:

Primary: Action: in progress



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July 07, 2025

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- d. **Arnold Rd:** missing road sign and stop sign: Cathy will visit the site today.
e. **Low tree branches – Rt 194:** resident referred to the state.

ii. **Ditching/Culverts:**

- a. **South (Beech Hill) Rd:**
b. **Hunts Meadow Rd Potholes:**
c. **Peaslee Rd – Ditching:**
d. **Nelson Rd – Ditching:**
e. **Old County Rd – Pothole/Culvert Replacement:** the culvert has been ordered in preparation for replacement. The cost was \$7000.00 Vs \$9000.00 quoted earlier.

d. **RFP's/Contracts:**

- i. **Assessor:** Christine has not heard from RJD Assessors. She will reach out again.

7. Tabled Agenda Items

- a. **Tax club**
b. **Secure Records Storage Request:**
c. **Engine 23 Disposition (2025)**
d. **Salt Shed Loader:**
e. **CEO Backlog:**
f. **Pinkham Road - Togus Stream:**
g. **Electricity Usage @ Town Office:**

8. Town Announcements & Information

THERE WILL NOT BE SELECT BOARD MEETINGS:
JULY 02, 16, 30 & AUGUST 13, 27

Monday: Closed
Tuesday: 8 am – 5 pm
Wednesday: 8 am – 6 pm
Recycling 4 pm – 7 pm



Town of Pittston
Select Board Work Session Minutes
July 07, 2025

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Thursday: 8 am – 5 pm
Friday: 7 am – 1 pm
Saturday Recycling 8 – 3 pm

- a. **Next SB Work Session(s): Jul 21, 28 Aug 04, 11, 18, 25 (9 am)**
- b. **Next SB Meeting(s): Jul 09, 30 Aug 06, 20 (6 pm)**
- c. **Planning Board: July 10 (6:00 pm)**
- d. **RiverWalk: Jul 7 (6 pm)**
- e. **Pittston Historical Society: Jul 08 (6pm)**
- f. **Joint Board Meeting: Jul 14 (6pm)**
- g. **Ordinance Review Committee: July 16 (9 am)**
- h. **Personnel Committee:**
- i. **Appeals Board:**
- j. **Budget Committee:**

9. **Meeting Adjournment: 12:26 pm**

Respectfully submitted by:

Marie-Anne Flowers 7-21-25

 Marie-Anne Flowers, Admin Assistant Date

Catherine Thomas 7/21/25

 Catherine Thomas, Selectperson Chair Date

Christine Holzinger 7/21/25

 Christine Holzinger, Selectperson Date

Joseph Caputo 07/21/2025

 Joseph Caputo, Selectperson Date