



Town of Pittston

Select Board Work Session Minutes

July 21, 2025

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

Other Town Officials Present: Greg Lumbert (CEO)

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:03 am

2. **Approval of July 07, 2025 Minutes:** 3-0 accepted

3. **911 Addressing: Peter Coughlin** – Peter was not able to attend due to training

4. **Executive Session: (Legal) 1.M.R.S.A.§405(6)(A)**

Started ES @ 9:18 am

Ended ES @ 10:08 am

5. **Town Business:**

a. **Red Cross Fire Alarm Program:** Marie-Anne reviewed that there have been sign-ups for the event and that the # of bedrooms is required when they sign up.

b. **(ORC) Update Autumn DeVries:** Did not attend the work session.

c. **CEO Update:** Greg attended to review issues he has been handling in town. The issues discussed were;

- 343 Wiscasset Rd – the septic issue has been reviewed by 3 inspectors as of July 15th. Septic waste spreading is against the town ordinance and the contractor has been informed that spread waste goes against the town ordinance.
- Little Buck's & Doe's Daycare's septic problem was reviewed. An engineer will be doing a study of the property to find where the water runoff is coming from. It is unknown if the water runoff from Pittston School Street & Rt 126 are part of the problem for the failed septic tank. A dye test is also going to be performed on the septic tank to determine if the septic is leaking. A neighbor is also draining grey water into the area of the affected septic issue. A letter has been sent to the resident requesting they stop draining grey water onto the neighbor's property.
- Dennis Rideout – illegal junkyard: the certified letter sent by the CEO has been returned. It is assumed he refused delivery. He will be served legally.
- Hunts Meadow Rd Subdivision: There have been complaints regarding this subdivision. There have been issues about the way the road was built. Empty lots may have been developed and occupied.



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A realtor requested the information so Greg is researching the prior planning board approval.

- Jewett Rd exposed pipe was reviewed by Greg. The land settled and will need to be filled. It was advised that she mow the septic field area.
- Wiscasset Rd septic permit was approved
- Hembree Solar Project: Greg had some questions regarding the wildlife corridor and other issues. There is no update.
- Alex has been making progress scanning files and reducing the backlog.
- Marie-Anne will review planning board minutes from the time frame of the signed planning board approvals for Hunts Meadow and Pine Crest subdivisions for more information.
- Kelley Rd camper has now installed a driveway without an entrance permit. Greg will notify the resident of the illegal driveway.
- Blodgett Rd issue over a driveway is a civil issue (not a permitting issue). Greg refused to attend the meeting with the lawyers. It is an existing right-of-way. There has never been an issue until one property was sold. The new owner cleared brush and the neighbor is complaining. Greg feels there should be a driveway setback as currently there is no regulations for how close to property lines driveways can be installed. He suggests our ordinance be updated to add setbacks to entrances or driveways.
- The current build on 126 was started without obtaining permits. The previous house was demolished without obtaining a permit and the new build may be a bigger footprint than the original home.
- LD2003 and LD1829 are a priority. Lack of city water and sewer affect how Pittston applies changes directed by LD2003 & LD1829. The amount of land required for an ADU (accessory dwelling unit) is affected by LD2003. The sooner this is final, the easier Greg's job will be. Legal review of all updated ordinance's is recommended by Greg.
- Planning Board training will be attended next week by Greg. No Planning Board members have signed up for training, and Greg feels that a policy requiring training should be drawn up for all committees.

- d. **Charter Franchise Agreement:** Cathy spoke to Shelley Winchenbach regarding changing our contract. Shelley is not willing to update our contract to comply with state law. Shelley states the time to update the contract has already passed. We still have not received the requested information regarding areas of coverage etc. Marie-Anne will locate the email Cathy sent.



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f. Salt Shed Seal Repair & Containment: no update

- i. Congressional spending grants
- ii. Funding Plan for plant containment

g. Riverwalk V-rap: Jean Ambrose attended the work session with some questions that needed clarification in order to file the V-rap application. She also inquired how this would be paid for. \$1,870.00 is the fee to register the V-rap. (1% of the property value according to 2024 assessment). Jean will connect with DEP one more time to confirm needed information for V-rap, and inquired who should be the contact person. Jean will be the contact person regarding the registration. The check should be sent with the application, and Jean will confirm the fee and let the Select Board know when the application is ready to be submitted.

h. Identify Caretakers for Unassigned Cemeteries: Still looking for ideas on volunteer recruitment. Jason Corliss has contacted Joe regarding someone interested in maintaining Riverside, Riverside Annex and Coss Hill cemeteries. Joe stated that fall would be a better time to submit bids. The cemetery caretakers arrange for maintenance.

k. Tax Bill Letter – Cathy requested ideas for what should be included in the letter that will be sent out with the tax bills: encourage residents to sign up for email notices, the cemetery caretakers' request should be included. Cathy will ask the Clerk if the Tax Club should be mentioned as well. Cathy asked if a Blodgett Rd update should be added to the letter. Joe feels that the town already voted on this so not necessary to add this to the letter.

l. Tory Amborn – Holistic Sober Center: Did not attend the work session.

m. Ordinances and Policies:

i. Solar Farm Ordinance:

Primary: Action:

ii. Building Use Policy:

Primary: Cathy Action: Simplified the policy. To be accepted Wed.

iii. Disbursement Policy

Primary: Action: suggested per annual town audit

iv. Purchasing Policy:

Primary: Action:

v. Refund Policy for Permits:

Primary: Action:



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- 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:
- x. **System Administration Policy:**
 - Primary:
 - Action:
- xi. **Automobile Expense Reimbursement Policy:**
 - Primary: Cathy
 - Action: updated the policy and reviewed the changes with the select board. To be accepted Wed.

6. Road Business

a. Major Projects

- i. **Jewett Road:**
 - Primary:
 - Action: Potholes have been Repaired, and seem to be holding up so far.
- ii. **Blodgett Road - Loan Update**
 - Primary:
 - Action: financing will need to be approved on Wed. Bond stating that the Blodgett Road Bridge is a tax-exempt project will be signed Wednesday, 7/23/25. SW Cole is waiting on Army Corps Permitting.

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

- i. **Old County Rd Culvert:** anticipated installation scheduled for Wednesday, July 30. Construction mats are being used for this project. Need names and addresses for residents on Old County Road.

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

- i. **Misc. Town Work:**

a. Troop Rd



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- b. Ledge Hill Rd:
 - c. North (Beech Hill) Rd Plan:
 - d. Arnold Rd: missing stop sign: MEDOT has been notified of the missing stop sign. Sam Snow stated that there is not a missing Arnold Rd. sign.
- 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: See Medium Road Repair above.
- d. RFP's/Contracts:
- i. Assessor: Christine has not been able to contact them and will try again.

7. Tabled Agenda Items

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

8. Town Announcements & Information

**THERE WILL BE NO SELECT BOARD MEETINGS:
JULY 30 & AUGUST 13, 27**

Monday: Closed
Tuesday: 8 am – 5 pm
Wednesday: 8 am – 6 pm



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Recycling 4 pm – 7 pm
Thursday: 8 am – 5 pm
Friday: 7 am – 1 pm
Saturday Recycling 8 – 3 pm

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- a. **Next SB Work Session(s): Jul 28 Aug 04, 11, 18, 25 (9 am)**
- b. **Next SB Meeting(s): Jul 23 Aug 06, 20 (6 pm)**
- c. **Planning Board: Aug14 (6:00 pm)**
- d. **RiverWalk: Aug 11 (6 pm)**
- e. **Pittston Historical Society: Aug 12 (6pm)**
- f. **Joint Board Meeting:**
- g. **Ordinance Review Committee:**
- g. **Personnel Committee:**
- g. **Appeals Board:**
- h. **Budget Committee:**

9. Meeting Adjournment: 12:10 pm

Respectfully submitted by:

Marie-Anne Flowers, Admin Assistant

7.28.25

Date

Catherine Thomas, Selectperson Chair

7/28/25

Date

Christine Holzinger, Selectperson

7/28/25

Date

Joseph Caputo, Selectperson

07/28/2025

Date