



Town of Pittston
Select Board Work Session Minutes
July 28, 2025

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

Other Town Officials Present: Peter Coughlan (911 addressing Officer), Greg

Lumbert (CEO), Autumn DeVries (ORC)

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. Call to Order: 9:00 am

2. Approval of July 21, 2025 Minutes: 3/0 accepted and signed

3. 911 Addressing: Peter Coughlan: Peter attended the meeting to address some complaints with the new numbering of the updated roads. He reviewed the reason why there were necessary changes. There had been several meetings, including a Public Hearing, to address this issue. The changes were made to conform with the 911 Addressing Ordinance. Peter has worked extensively with the Post Office to enact the changes. The changes were made with the Post Office, but they had not validated the changes until July 15, 2025 in their system. The changes should all be made in the Post Office system by Aug. 15, 2025. Woods Road is an issue as there is a Woods Road in West Gardiner, that share a zip code with Pittston. This road will have to be changed. Damons Way will be changed to Hanover Rd. The new sign has been ordered. The process for numbering was also discussed.

Ann Pistel and John Andrus attended the work session to discuss the numbering and changes. She is not happy with the numbering changes. She asked if Peter measured with the wheel. She says there is a discrepancy between Peter's measurement and CMP measurements. Her address would be changing from 150 to 144. She feels there is no reason to have to change her house # as there are no more properties being built with the exception of one possible build site between #30 and #51. The residents' mailboxes are at the end of the road, not at the homes. Peter is willing to go out with a wheel to remeasure the area. Peter is concerned with consistency and complying with the ordinance. Joe asked who would make the ultimate decision. The ordinance states that the SB has the ultimate responsibility to make any changes, but that the ordinance should be followed for consistency. Cathy clarified that the two residents are requesting that the SB make an exception to the ordinance for them so they do not have to make the changes that the other residents that are affected by the change are going to have to make. Public or private classification makes no difference with 911 Addressing. Peter updated Google maps with some of the new changes. Ann and John stated that there are three other road signs past Ann's property.

Upper Pond Rd

Lower Pond Rd

Wood thrush Lane

None of these are official roads. The resident put the signs up. Peter can remove the roads from google maps if the homeowners wish. Peter stated that if



Town of Pittston
Select Board Work Session Minutes
July 28, 2025

there is a camp down there, it should also have a 911 address. Peter will follow-up with these issues. The select Board will consider the request and get back to Peter, Ann, and John.

ORIGINAL

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

Started ES: 11:22

Ended ES: 1:47

5. Town Business:

a. Burnstein Shur: Ginny from Bernstein Shur delivered paperwork to be signed by the Select Board Chair, Clerk & Treasurer for bonding Tax Exempt Certification for Blodgett Road funding.

b. Red Cross Fire Alarm Program: Signups reviewed

c. (ORC) Update Autumn DeVries: Autumn arrived to update the select board on her progress

LD2003 and home rule update: Autumn researched Pittston Home Rule. State does not micromanage what towns can enforce as long as they follow State laws. State advises using comprehensive plan identified growth areas. NW Pittston on the Randolph border has public sewer and water and is identified as a growth area. In the NW area, 2 acres may not be required for growth. Town cannot require more than 5000 sq ft for a house. Additional dwellings can also be permitted on 5000 sq ft.

East Pittston Village: Also identified as a growth area (exact areas to be determined). This area has private septic but public water is available. ½ acre can be required due to septic for first house. 3 more units can be added as long as the Maine statute requirements for a septic system is met.

ORC meetings are on hold until further notice.

Solar Ordinance: Autumn advises legal advice regarding this ordinance and would like Gray Louis to attend a work session to address the financial aspect of the ordinance with the select board.



Town of Pittston
Select Board Work Session Minutes
July 28, 2025

d. **CEO Update:** Greg attended the Work session with updates;
109 School Street: plumbing has been fixed.

50 Ledge Hill Rd: home has been put on the market. Septic and water issues were discussed. The house and septic tank are too close together and the pitch of the pipe may not be correct. Ledge in the area may impact the job.

Little Buck's and Doe's: engineer should be there this week.

Denis Rideout: did not do anything to clean up the area and has not accepted the certified letter that was sent. Next step will be to be served.

Wellman Cromwell: Mailbox complaint. Greg met with the parties and advised that they work out the issue. Greg feels this is a Road Commissioner issue.

Permits: Greg reviewed permits that he has issued for Pine Crest Subdivision.

Intern program: Meeting with the intern coordinator last Wednesday. Reviewed the progress made. The anticipation is that Sue Look would continue with the progress Alex has made. Joe inquired if we could retain his services past his internship as a part time employee. Alex was asked if he has interest in continuing with this work after the internship is over.

343 Wiscasset Rd: an inspection needs to be done. The field has been dug out and left in piles. Greg will not revisit this site because they have threatened to sue him. Cathy asked if there were any septic companies willing to come out to finish the job. Greg offered McGee, Jake Swan, Marshall Swan, Sam Snow, Dan Snow, Weeks Construction, Willett Family Construction, and Cathy recommended Nick Lessard. The elevation of the leach field should be verified.

e. **Charter Franchise Agreement:** Cathy is still researching this issue. She is receiving conflicting information on the ability to make changes to the current contract.



Town of Pittston
Select Board Work Session Minutes
July 28, 2025

ORIGINAL

ii. **Blodgett Road - Loan Update**

Primary:

Action: no update

ORIGINAL

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

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

i. **Misc. Town Work:**

- a. Troop Rd
- b. Ledge Hill Rd:
- c. North (Beech Hill) Rd Plan:

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: Old County Road is being prepped for this week.

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

- i. **Assessor:** Christine has not been able to reach. In progress

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



Town of Pittston
Select Board Work Session Minutes
July 28, 2025


ORIGINAL There will be **NO** Select Board Meetings:
July 30 & August 13, 27

- Monday: Closed
- Tuesday: 8 am – 5 pm
- Wednesday: 8 am – 6 pm
- Recycling 4 pm – 7 pm
- Thursday: 8 am – 5 pm
- Friday: 7 am – 1 pm
- Saturday Recycling 8 – 3 pm

- a. Next SB Work Session(s): Aug 04, 11, 18, 25 Sept 08 (9 am)
- b. Next SB Meeting(s): Aug 06, 20 Sept 03, 10, 17, 24 (6 pm)
- c. Planning Board: Sept 11 (6:00 pm)
- d. RiverWalk: Aug 04 (6 pm)
- e. Pittston Historical Society: Aug 12 (6pm)
- f. Joint Board Meeting:
- g. Ordinance Review Committee:
- h. Personnel Committee:
- i. Appeals Board:
- j. Budget Committee:

9. Meeting Adjournment: 1:22 pm

Respectfully submitted by:


 Marie-Anne Flowers, Admin Assistant 8.4.25
 _____ Date


 Catherine Thomas, Selectperson Chair 8/4/25
 _____ Date


 Christine Holzinger, Selectperson 8/4/25
 _____ Date


 Joseph Caputo, Selectperson 08/04/2025
 _____ Date