



ORIGINAL

Town of Pittston

Select Board Work Session Minutes

August 04, 2025

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

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

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:03 am
2. **Approval of July 28, 2025 Minutes:** 3/0 signed & accepted
3. **Executive Session:** none
4. **Town Business:**
 - a. **Red Cross Fire Alarm Program:** sign ups were reviewed.
 - b. **(ORC) Update Autumn DeVries:** did not attend.
 - c. **CEO Update:** Greg. attended the work session to discuss what he has been working on in town;

1009 Pittston School Street resident septic is legal

Little Buck's and Doe's septic is still being pumped regularly. Maine Highlands development email reviewed.

A Town property abutter approached Greg with concerns over the septic for a neighboring apartment is on his property. Greg offered suggestions, but ultimately this is a civil matter, not a town matter. There should have been a deeded easement when the septic was installed but there is no easement. The septic design may not be sufficient to accommodate the apartment building.

Kelley Rd. Camper now has a disabled vehicle parked on the property. 294 Beech Hill Rd mailbox complaint has been addressed. Sam Snow evaluated the area and informed Greg that the mailbox will need to be relocated.

Dennis Rideout has been served after refusing the certified letter sent by Greg. Dennis has 30 days to respond.

Pinecrest resident complaint regarding cutting near his property. This could be a violation of a covenant in the deed. Greg does not enforce Deed Covenant, unless they violate State law or a town ordinance.



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Autumn would like Greg to meet with Steve Oliveri to review the building ordinance.

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d. Charter Franchise Agreement: Cathy is still getting conflicting information regarding updating the current contract. MCMA has been sending updated Maine (drafts) of the contract but we need clarity on the contract and how changes are made. MMA may review this agreement and the changes to clarify our options.

e. Salt Shed Seal Repair & Containment: no update

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

f. Riverwalk V-rap: We have received the application for the V-rap from the RiverWalk. The report needs to be registered with the land deed. The application was reviewed. Christine asked if future development of the RiverWalk area would require more environmental testing. Municipal contacts for the application grant are requested and were discussed. The Select Board will determine who the contact will be. The appointment letters from Cheryl Peaslee, Deborah Rice, Deborah Ashline, Jean Ambrose, Wayne Peaslee, Mark Krawec and Tony Garvan. These appointments should be accepted Wednesday, August 6, 2025. It was asked if an appointee is required to be a resident of Pittston. Cathy will review the RiverWalk by-laws for clarification on resident status.

g. Identify Caretakers for Remaining Unassigned/Unknown Cemeteries: in progress

h. Mil Rate: Christian Jensen and Ellery Bane (RJD Assessor) attended the meeting to review the options for the Mil Rate for the 18-month budget. The proposed Mil rates are;

16.70 with an overlay of \$27,104.801

16.75 with an overlay of \$45,515.27

16.80 with an overlay of \$63.925.73

This will be voted on at the next Select Board meeting.

i. Christine Training: Christine reviewed trainings she would like to attend.

j. Ordinances and Policies:



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- i. **Solar Farm Ordinance:**
Primary: Action:
- ii. **Disbursement Policy**
Primary: Action: suggested per annual town audit
- iii. **Purchasing Policy:**
Primary: Action:
- iv. **Refund Policy for Permits:**
Primary: Action:
- v. **Hiring Guidelines:**
Primary: Action:
- vi. **Update 911 Roads Book:**
Primary: Action:
- vii. **Cell Tower Ordinance Review:**
Primary: Action:
- viii. **Formal Assessors Agreement/Contract Renewal or Bid:**
Primary: Action:
- ix. **Building Use Policy:**
primary: Action:
- x. **System Administration Policy:**
Primary: Action:

5. Road Business

a. Major Projects

- i. **Jewett Road:**
Primary: Action: no update
- ii. **Blodgett Road - Loan Update**
Primary: Action: no update

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

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

- i. **Misc. Town Work: Table**
 - a. Troop Rd
 - b. Ledge Hill Rd:
 - c. North (Beech Hill) Rd Plan:

ii. Ditching/Culverts:

- a. **South (Beech Hill) Rd:**



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- b. **Hunts Meadow Rd Potholes:**
- c. **Peaslee Rd – Ditching:**
- d. **Nelson Rd – Ditching:**
- e. **Old County Rd – Pothole/Culvert Replacement:** Has been completed. Paving to follow.
- f. **Webb Road:** 2 property owners have notified the town that they do not want any ditching done on the road along their property, and they do not want any trees removed prior to ditching and paving. This would be about half of the road. The residents are concerned about speeding on their road. Fences would need to be moved. Cathy asked if the road is not ditched properly will there be any issues in the future. Joe stated that frost could be an issue in the future if not ditched properly. The scope of the job will have to be altered to accommodate the wishes of the property owners.
- g. **Pinkham Road:** Joe will purchase the membrane for the bridge. This should cost about \$1500. The membrane can not be driven on after the membrane is installed. Pavers are willing to work with Joe to make sure the membrane is put down when the paving is being done.

D. State Salt Bid Agreement: Reviewed. Marie will send Nick Lessard a copy of the Morton salt information.

6. 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:**

7. Town Announcements & Information

**THERE WILL BE NO SELECT BOARD MEETINGS:
AUGUST 13 & 27
THERE WILL BE NO WORK SESSION
SEPTEMBER 01 (LABOR DAY)**



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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:**
 - g. **Personnel Committee:**
 - g. **Appeals Board:**
 - h. **Budget Committee:**

8. Meeting Adjournment: 12:20

Respectfully submitted by:

 8.11.25


Marie-Anne Flowers, Admin Assistant

Date



Catherine Thomas, Selectperson Chair

Date



Christine Holzinger, Selectperson

Date

Joseph Caputo, Selectperson

Date

