



Town of Pittston
Select Board Work Session Minutes
September 15, 2025

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

Other Town Officials Present: Greg Lumbert (CEO), Autumn DeVries (ORC), Sue Look (Deputy Clerk),

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:00 am
2. **Approval of September 08, 2025 Minutes:** approved
3. **Executive Session:** none
4. **Town Business:**

a. **Deborah Ashline – Day Cemetery:** Deborah cancelled, will reschedule.

b. **Consent Agreement:** The resident attended the meeting and produced images of his progress on cleaning up the property. He signed the Consent Agreement. The Select Board and the CEO also signed the agreement.

c. **Jason Corliss - RiverWalk Property Concerns:** Jason attended the work session to express his concerns regarding the property, and past activity in the pit area. He noted the following:

- He is concerned about what type of waste may have been dumped on the property, noting the kind of work historically conducted in the pit area.
- He was previously involved with the RiverWalk group but distanced himself after concerns arose about the proposed use of the property.
- Lead and arsenic have been discovered on the property, but there is no clear determination whether these substances are naturally occurring or man-made.
- He is concerned about a second proposed parking area being planned on the property.
- He is concerned that the cost of maintaining the trails will ultimately fall on taxpayers.

Cathy asked Jason if he was requesting the Select Board to suspend the project. Jason replied that he would like the RiverWalk group to **slow down**, and that he wants the property tested and cleaned up to ensure safety before more town money is invested. He noted that while groundwater was tested, **no soil tests** have been completed in the area of concern. Jason further stated that DEP decided where to conduct testing, fully aware of the property's intended future use.



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Jaime (James) Vasoli also attended, and addressed what had been dumped on the property in the past. He questioned (is concerned) if toxic waste cleanup is needed, the costs would fall to taxpayers during construction.

Louise Kruk attended to share her perspective. She expressed that volunteer efforts should be welcomed and stated her preference that the grant application process continue. Additional concerns raised;

- The **Coss Hill Cemetery erosion issue** remains ongoing and will need to be addressed.
- Jason discussed the possibility of starting a **petition in opposition** to the project.

d. Historical Society Request: Louise Kruk attended the meeting to request the Select Board write a letter of stewardship for the Historical Society for a matching grant they are applying for. There are seventeen \$10,000 grants available. The town would be required to invest in matching funds for the grant. The town would have to vote to add this item to the annual budget.

e. Reporting & Priorities for Front Office Staff: Sue Look, Deputy Clerk, attended the work session to ensure her work priorities for the front office. Sue has been working on updating vital statistics while CEO scanning was being performed by the intern over the summer. Sue has been updating information in the CVR. She has been updating and correcting the Street Library in the CVR, as it affects voter registrations. There is more research necessary in order to accurately update the information. The state will be rolling out a new CVR module, so our information needs to be updated prior to that. Sue expressed the importance of the CVR records being accurate, and the town's readiness for response to the State's reporting. Sue is still managing the current CEO scanning, and filing, but requested if the backlog could be on hold for now. The select board agreed with Sue's assessments and encouraged her to continue with what she is doing.

f. RiverWalk Information Posting Request: has been posted. Joe discussed the option of the V-rap report be submitted with the grant application.

g. Town Website – Town Cloud: Cathy has been working with Pete Coughlan and would like Peter to be involved in discussions. A date will be worked out for Peter to attend a work session.

h. Red Cross Fire Alarm Program: The list of residents that have signed up has been given to Josh Johnson (Fire Chief), and Eric Lynes from Red Cross.

i. (ORC) Update Autumn DeVries:



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Autumn encourages the SB to approve the attorney review of the ordinances. She feels that the town ordinances are decades out of date, and at this time the ORC is not able to update the ordinances without legal review. The mobile home and swimming pool chapters are ready but, without an attorney review, it is hard to move forward. Autumn feels that legal review will be beneficial to the town. Autumn and Greg will work together on determining the priority. Steve Oliveri is researching potential environmental issues with Solar. Jane Hubert, Lynette Eastman and Sue Tardiff are researching growth areas and lot restrictions.

J. CEO Update:

- i. Cathy reviewed CEO training certifications, and requested any updated training certificates be sent to Val or Marie.
- ii. Little Buck's and Doe's update; There has been no progress
- iii. 343 Wiscasset Rd property septic issue has not made any progress. It has been over 30 days with no contact. There is debris blowing into the road and onto other property. A letter should be sent with a 30-day notice to clean up, and fix the issues.
- iv. Albert Property will be given permit to build (based on current plan provided) with a contingency that all Shoreland Zoning, Flood Plain zoning, Resource Protection and Maine State DOT easements are satisfied. All specifications in the plan need to be followed. Any changes in the plan would require re-applying for a building permit.

k. Lawyer Review of the Following Ordinances: Cathy feels this should be addressed ASAP. Gray Louis has been working with the ORC on LD 2003 7 LD 1829, and would be the best option to review the ordinances. Cathy would like to vote on this at an upcoming Select Board meeting. She suggests the listed ordinances all be reviewed and updated for clarity, continuity, and clear definitions between ordinances. A definition of terms should be developed and used consistently throughout all ordinances in town. Greg suggests using Farmingdale's ordinances as a template to save time. An estimate should be requested from legal prior to retaining these services. Home Rule needs to be protected when reviewing, and updating our town ordinances. Autumn suggests she (ORC) and Greg (CEO) work with legal when reviewing and updating the town ordinances.

- i. **Building**
- ii. **Shore Land Zoning**
- iii. **Resource Protected Land (needs to be developed)**
- iv. **Flood Plain**
- v. **Subdivision**
- vi. **Land Use**
- vii. **Business Development**
- viii. **Addressing**



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- ix. Mailbox
- x. Entrance
- xi. Well Head Protection

I. Ordinances and Policies:

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

5. Road Business:

a. Major Projects:

- i. **Jewett Road:**
Primary: Action:
- ii. **Blodgett Road - Loan Update:** the engineer spoke with Army Corps of Engineers and was told that the permits would be issued soon. Part of the bridge has been delivered in anticipation of the permits being granted. Joe reported 75% of the temporary road is completed. Steel beams will be delivered this week. Pilings will be marked by the engineer and driven either this week or early next week. CMP was out Thursday, and wires should be moved this week, by Tuesday. Water work has to be completed by October 1.



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Primary:

Action:

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

i. Lucas Striping – Kelley Rd/Nash Rd/Pinkham Rd: Marie will contact Lucas Striping to ask if they would come out for 1 mile of road, and will update the select board.

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

i. Ditching/Culverts:

a. Nelson Rd - Ditching: No update

e. 51 Beech Hill Rd – Reset Culvert: no update

6. Tabled Agenda Items

a. Identify Caretakers for Cemeteries in Need:

b. Charter Franchise Agreement:

c. Tax club

d. Secure Records Storage Request:

e. Engine 23 Disposition (2025)

f. Salt Shed Loader sale:

g. Pinkham Road - Togus Stream:

h. Misc. Town Work:

i. Troop Rd

ii. Ledge Hill Rd:

iii. North (Beech Hill) Rd Plan

j. Salt Shed Seal Repair & Containment:

i. Congressional spending grants

ii. Funding Plan for plant containment

7. Town Announcements & Information

THERE WILL BE NO SELECT BOARD MEETING:

SEPTEMBER 24

OCTOBER 08 & 22



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**THERE WILL BE NO SB WORK SESSION
OCTOBER 13 (HOLIDAY)**

- a. **Next SB Work Session(s): Sept 22, 29 Oct 06, 20, 27 (9 am)**
- b. **Next SB Meeting(s): Sept 17 Oct 01, 15, 29 (6 pm)**
- c. **Planning Board: (6:00 pm)**
- d. **RiverWalk: (6 pm)**
- e. **Pittston Historical Society: (6pm)**
- f. **Joint Board Meeting: Sept 15 (6 pm)**
- g. Ordinance Review Committee:
- h. Personnel Committee:
- i. Appeals Board:
- j. Budget Committee:

8. Meeting Adjournment: 12:36 pm

Respectfully submitted by:


 Marie-Anne Flowers, Admin Assistant 9.22.25
 _____ Date


 Catherine Thomas, Selectperson Chair 9/22/25
 _____ Date


 Christine Holzinger, Selectperson 9/22/25
 _____ Date


 Joseph Caputo, Selectperson 09/22/2025
 _____ Date