



Town of Pittston  
**Select Board Work Session Minutes**  
December 15, 2025

**Board Members Present:** Cathy Thomas (Chair), Christine R. Holzinger, (Joe Caputo not present)

**Other Town Officials Present:** Autumn DeVries (ORC), Greg Lumbert (CEO)

**Recorder:** Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order:** 9:00 AM
2. **Approval of December 08, 2025 Minutes:** signed
3. **Executive Session:** none
4. **Town Business:**
  - a. **ORC - Update:**
    - Attorney Gray Louis reviewed the ordinance. There were not many changes suggested. Discussion regarding number of units allowed on each lot took place.
    - Autumn will send copies to the joint board meeting attendees when she invites them to the meeting.
  - b. **CEO – Update & Appointment as Fair Hearing Authority:**
    - Greg has been appointed the General Assistance Fair Hearing Authority. The clerk will need to swear him in.
    - Greg attended the meeting to review what he has been working on. A building application has been submitted to Greg for review. The lot is under 2 acres. The date the lot was created is needed to determine if the lot can be built. Prior to August 15, 1977, 1 acre was required for both private lots and subdivision lots.
    - Greg is requesting a “mining ordinance” be developed. There is a draft in progress. Greg would suggest a legal review of any ordinance. Autumn mentioned that the Building Ordinance also has a section that relates to noise, dust control, and light pollution requirements.
    - Autumn asked Greg about “temporary structures” and “seasonal occupancy permitting” Greg cautioned allowing temporary structures without permitting, and suggested all structures be permitted. Seasonal Occupancy Permits were discussed. There should be proof of how waste is being disposed of. It was asked if a new seasonal permit should be obtained annually. It was also clarified how the town can inspect, and require proof of waste disposal.
    - Tiny homes and the potential for a tiny home development were discussed. Greg feels the information being relayed is contradictory. More information is needed. Tiny homes follow the same requirements as any other building. An ADU can be as small as 190 sq ft.
    - A Morse Lane building application has been reviewed. The driveway is very steep, and there is a concern that medical services can not reach the residence due to the steep incline. Permits have not been issued yet. Greg questions if he can deny the permit due to the



Town of Pittston  
**Select Board Work Session Minutes**  
December 15, 2025

ORIGINAL

incline. This is a safety issue if emergency services can not reach the residence. Greg reported that another similar location, in a different town, has a fire pond to address safety concerns.

- c. Review ME DOT Notification:** A letter from ME DOT informing the town of upcoming road work on Rt 27 was read. The letter will be sent to the Road Commissioner and posted on the website, bulletin board, Village Store and Facebook. A report of the condition of the culverts, and any upcoming road work in relation to the ME DOT plan of work is to be reviewed by the RC and reported to the Select Board in writing. Marie will request that the report be presented to the select board at the Dec. 17 2025 SB meeting.
- d. Cheryl Peaslee Questions:** The select board reviewed the questions submitted by Cheryl. Joe was not in attendance, but he submitted his answers for review. It was determined that Cathy would be reviewing and answering the questions at the Wednesday meeting.
- e. Arnold Road Complaint Update:** Uninhabited home/yard is not being maintained has been referred to CEO. A letter was sent to the property owner by Greg Lumbert, CEO. A certified letter from the CEO will be sent out.
- f. Trash on Old Cedar Grove:** The trash is still there.
- g. Pinkham Rd - Beavers:** in progress
- h. Budget Schedule:** will be discussed at the Jan 5 & Jan 12 work sessions
- i. Dog Complaint:** it has been reported that the dog and the resident have relocated. He is no longer staying in the camper.
- j. Consent Agreement:** Greg suggested this issue be addressed after the holidays. Greg will reach out to the resident this week.
- k. 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:**



Town of Pittston  
**Select Board Work Session Minutes**  
December 15, 2025

- |                                  |          |         |
|----------------------------------|----------|---------|
|                                  | 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. **Old County Rd: Culvert**  
Primary: Action: *waiting DEP's response*

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

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

- i. **Ditching/Culverts:**  
ii. **Potholes:**

**6. Tabled Agenda Items:**

**a. Review of the Following Ordinances:**

**Tier 1**

- i. **Land Use – LD 2003 & LD 1829 (in development)**  
ii. **Building**  
iii. **Subdivision**  
iv. **Mobile home, RV, Camper**  
v. **Business Development** - maybe moved to tier 1/get feedback from PB

**Tier 2**

- vi. **Shore Land Zoning**  
vii. **Resource Protected Land (needs to be developed)**  
viii. **Flood Plain**

**Tier 3**

- ix. **Addressing**  
x. **Mailbox**  
xi. **Entrance**



Town of Pittston  
**Select Board Work Session Minutes**  
December 15, 2025

**ORIGINAL**

- xii. **Well Head Protection**
  - b. **Road Striping: Spring**
  - c. **Jewett Road:**
  - d. **Identify Caretakers for Cemeteries in Need:**
  - e. **Tax club**
  - f. **Secure Records Storage Request:**
  - g. **Engine 23 Disposition (2025)**
  - h. **Pinkham Road - Togus Stream:**
  - i. **Misc. Town Work:**
    - i. **Troop Rd**
    - ii. **Ledge Hill Rd:**
    - iii. **North (Beech Hill) Rd Plan**
  - j. **Salt Shed Seal Repair & Containment:**
    - xiii. **Congressional spending grants**
    - xiv. **Funding Plan for plant containment**

**7. Town Announcements & Information**

**THERE WILL BE NO SELECT BOARD MEETING:**

**DECEMBER 24 & 31**

**JANUARY 14 & 28**

**THERE WILL BE NO SB WORK SESSION**

**DECEMBER 22 & JANUARY 19**

**Next SB Work Session(s): Dec 29 Jan 05, 12, 26 (9 am)**

**Next SB Meeting(s): Dec 10, 17 Jan 07, 21 (6 pm)**

**Planning Board: Jan 08 (6:00 pm)**

**RiverWalk: Jan 05 (6 pm)**

**Joint Board Meeting: Jan 14 (6PM)**

**Pittston Historical Society: Jan 08 (9am) Town Office**

**Cemetery Caretaker Meeting:**

**Ordinance Review Committee:**

**Personnel Committee:**

**Appeals Board:**

**Budget Committee:**

**8. Meeting Adjournment: 11:35 am**



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December 15, 2025

Respectfully submitted by:

*Marie-Anne Flowers* **ORIGINAL** 1-5-26  
\_\_\_\_\_  
Marie-Anne Flowers, Admin Assistant Date

*Catherine Thomas*  
\_\_\_\_\_  
Catherine Thomas, Selectperson Chair Date

*Christine Holzinger* 1/5/2026  
\_\_\_\_\_  
Christine Holzinger, Selectperson Date

\_\_\_\_\_  
Joseph Caputo, Selectperson Date

