



Select Board Work Session

Minutes

Monday, May 18, 2026 at 9:00 am

Call to Order

1. Roll Call

a. Meeting Started at

Minutes:
9:00 am

b. Board Members Present

Minutes:
Cathy Thomas (Chair), Joe Caputo, Christine R. Holzingerd

c. Other Town Officials Present

Minutes:
Greg Lumbert (CEO)

d. Recorder

Minutes:
Marie-Anne Flowers (Administrative Assistant)

Town Business

2. William Moulton - Solar

Minutes:

Mr. Moulton attended the meeting to discuss ongoing operations at Moulton Farms. He stated that a 30-acre farm rents acreage from him, and that Hannaford sells items produced from crops grown on his farm. He noted that the value of the produce is approximately \$25,000.00 per acre, noting that agriculture still holds value.

Mr. Moulton also discussed the town and schools exploring alternative heating sources for considerable savings. Pellet stoves and pellet furnaces were discussed as potential options. He advised that Efficiency Maine is currently offering rebates for pellet furnaces and presented information on converting heating systems to pellets.

Mr. Moulton further discussed the possibility of developing & managing a forestry

management plan for the Williams Pit and Sands Island property. He shared the potential for large poplar & pine.
In addition, he suggested installing solar panels to help supplement the town's electricity costs. Joe noted that subsidies for solar projects are no longer available.

3. Adopt GA Ordinance

Minutes:

This will be reviewed with General Assistance at our audit this week. The ordinance will be accepted at an upcoming meeting.

4. CEO - Update

Minutes:

Greg attended the meeting to discuss what he has been working on;

- He has received about 55 calls this week, with 3 of those calls for septic permits.
- The potential recovery house was discussed, as was the potential impact on General Assistance.
- The Kelley Rd Camper issue was discussed. Greg has spoken to DEP, Laura Bollert, about this issue.

Another DEP representative contacted Greg to ask what was happening with the camper. Greg has received many complaints about this issue. Greg has not heard back from Laura about this issue. He has been informed by DEP that if the camper and vehicle have remained on the property for more than six months, they may now be considered “structures” and may be in violation of setback requirements and other regulations. Greg has reached back out to DEP to see if they have taken any action. As discussed, if DEP has not taken action, the CEO should draft and send a letter to the property owner outlining the violations and directing the removal of the offending structures. Greg will follow up with Laura again for an update regarding the situation and guidance on what actions the town may take.

5. ORC - Update

Minutes:

Autumn was not at the meeting to update.

6. Ordinances & Policies

- a. Solar Farm Ordinance
- b. Fund Balance Policy
- c. Formal Assessors Agreement/Contract Renewal
- d. System Administration Policy
- e. Disbursement Policy
- f. Purchasing Policy
- g. Refund Policy for Permits
- h. Building Use Policy

7. Hemlock Estates

Minutes:

Joe presented concerns regarding Hemlock Estates and whether Lot #2 is located

within the shoreland zoning area. Joe stated that he believes the lot was incorrectly categorized as not being within shoreland zoning. He further stated that Vaughn Smith was informed by the property owner that the lot was not within the shoreland zoning district. Joe expressed that he believes the area is within shoreland zoning and that the project should not be approved. Greg reported that he visited the site and measured the area. Greg stated that he believes the project is compliant, with only a minor adjustment needed to the septic tank location. Greg also stated that no work had been started prior to his inspection of the septic area; therefore, he does not believe double fees are required or justified. Joe stated that he believed construction had begun before obtaining the required permits. Joe requested that a member of the Select Board contact the Maine Department of Environmental Protection, Vaughn Smith, and Edward Lawrence regarding how it was determined that the property was not located within the shoreland zoning district. Cathy stated that she will reach out for additional information.

8. MSAD 11 Budget

Minutes:

Christine wanted to discuss the school budget to prepare for the school board meeting tonight. It was stated that federal and state compliance may affect funding. The state is short in their contributions by about \$18,000.00. The state is supposed to be responsible for 55% of the budget. * Christine would like clarification on where the "missing" 100 students are going. * What is an inclusion specialist and how much are they paid?

Road Business

9. Major Projects

a. Kelley Rd. - Hunts Meadow Rd. RFQ

Minutes:

The bids submitted were reviewed. The bids were as follows; All state \$341,760.00 NE Paving \$387,000.00 Willett Family \$304,750.00 Hagar \$349,167.00 Wellman \$351,222.50 Maine-ly Paving \$339,950.00

The bids were discussed; the decision as to who will be awarded the project will be voted on at the next SB meeting. This project is contingent on the budget being passed at the annual town meeting. Acceptance will be dependent on funding at the annual town meeting.

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

11. Small Projects (<\$10,000)

a. Ditching/Culverts

Minutes:

Joe and Cathy are working on the RFQ for the Blodgett Culvert replacement

b. Potholes

c. Trees and Debris

d. Road Striping: Spring

e. Road Sweeping: Spring

Minutes:

The sweeping should be completed this week.

f. Country Lane - Cul-De-Sac

Minutes:

Clean up only

g. Old County Rd - DEP Response

12. Salt Shed Seal Repair & Containment

a. Congressional spending grants

b. Funding Plan for plant containment

13. Town Announcements & Information

14. Meeting Adjournment

Minutes:

11:42 am