



**SELECT BOARD MEETING  
MONDAY, NOVEMBER 9, 2020  
EXECUTIVE SESSION 4:30 P.M.  
COMPREHENSIVE PLAN WORKSHOP 5:00 P.M.  
REGULAR MEETING: 6:00 P.M.**

**ZOOM ONLY**

*(If you wish to attend via Zoom, please email the Town Manager at [kgeorge@thomastonmaine.gov](mailto:kgeorge@thomastonmaine.gov))*

**EXECUTIVE SESSION AT 4:30 P.M.**

Pursuant to Title 1, MRSA Section 405 (6) (C), to review poverty abatement request #20-2.

**COMPREHENSIVE PLAN COMMITTEE WORKSHOP AT 5 P.M.**

**SELECT BOARD REGULAR MEETING AT 6 P.M.**

1. CALL THE MEETING TO ORDER
  2. PUBLIC HEARINGS:
  3. APPROVE THE MINUTES OF: July 13, 2020
  4. APPROVE THE WARRANTS
  5. ADJUSTMENTS TO THE AGENDA
  6. TOWN MANAGER'S REPORT
  7. TOWN BOARDS & COMMITTEES UPDATE
  8. PUBLIC COMMENTS
  9. OLD BUSINESS
- A. Consider the following reappointments to the Harbor Committee: John Snyder, Patti Spaulding, Robert Armstrong, and Nancy Armstrong (tabled 9/28/2020.)

- B. Discuss how Select Board meetings are to be held going forward and conduct of public participation.
- C. Set a date for a traffic workshop, as discussed at the last Select Board meeting. (*Monday, December 14<sup>th</sup> at 5 p.m., or Monday, December 28<sup>th</sup> at 5 p.m.?*)

**10. NEW BUSINESS**

- A. Discuss creating a Thomaston Green Task Force per the request of Select Board Member Zel Bowman-Laberge.
- B. Consider appointing J.T. O’Hare as EMA Director and Amy Drinkwater as Alternate EMA Director.

**11. ADJOURN**

**Upcoming Dates:**

Wednesday, November 11 <sup>th</sup>	Offices Closed in observance of Veterans Day
Monday, November 16 <sup>th</sup> at 5:30 p.m.	Executive Session with Attorney Paul Gibbons
Thursday, November 19 <sup>th</sup> at 6:30 p.m.	Standing Municipal Facilities Committee
Monday, November 23 <sup>rd</sup> at 5 p.m.	Trust Fund meeting
Monday, November 23 <sup>rd</sup> at 6:00 p.m.	Select Board Meeting
Thurs., & Fri., November 26-27 <sup>th</sup>	Offices Closed in observance of Thanksgiving

To: Select Board and Town Manager  
From: Comprehensive Plan Committee  
Date: November 5, 2020  
Re: Moving Forward with the Thomaston Comprehensive Plan 2020

Now that The Thomaston Comprehensive Plan 2020 has been approved by both the Town and the State, the Comprehensive Plan Committee is eager to support the Plan's implementation and is looking forward to discussing with you the ways in which the we can best serve you in that process.

The Plan itself suggests, in general terms, the evolving role of the Committee.

- "The Comprehensive Plan Committee becomes a standing Committee responsible for fostering progress toward Plan goals and assuring that the Land Use Ordinance is aligned with the Plan." Full wording is on page 61, #15
- "the Committee's role will evolve into one of monitoring progress and identifying areas in need of further attention, clarification or modification. Additionally, the Committee will assist the Code Enforcement Officer in drafting amendments to the Town's LUO to assure its compatibility with the Plan...." Full wording is found in the last paragraph on page 68.

As such, the Committee's role moving forward could include:

1. Participation in annual goal setting /progress review meetings with the Select Board to determine which Strategies identified in the Comprehensive Plan are ripe for pursuit in the coming year,
2. Committee members helping to implement specific strategies or move toward identified goals.
3. Assisting the Planning Board and CEO in reviewing and updating the LUO and in pursuing land use strategies that promote the goals of the Comprehensive Plan.
4. Preparing a report from the Comprehensive Plan Committee in the Town's annual report noting progress toward the goals of the Plan and suggesting future actions.

On November 9th we can talk in more detail about these possibilities along with any other ways that you feel we can be of assistance.

# IMPLEMENTATION MATRIX

STRATEGY	1. Historic small-town character	2. Thriving, beautiful downtown	3. Quality of life	4. Property tax relief	5. Open spaces, natural resources, outdoor life	6. Population and economic growth and diversity	7. Reducing and preparing for climate change	8. Strength of community	BEGINNING YEAR	LEADERSHIP
<b>OUR HISTORY</b>										
Encourage individuals and developers to work with Town officials and historical organizations to protect and preserve the Town's architectural integrity.	X	X							2021	CEO; Planning Board; historic preservation advisory board
Provide incentives and reduce disincentives for the preservation, rehabilitation, and restoration of historic properties.	X	X							2023	Selectboard; Tax Assessor
Consider a tax formula that encourages homeowner improvements.	X	X							2024	Selectboard; Tax Assessor
Promote and appeal to public/private partnerships to fund historic preservation.	X	X							2025	ECDC; historic preservation advisory board
Identify Federal and State housing assistance grants and programs designed to assist elderly and low-income homeowners.			X			X		X	2021	ECDC; historic preservation advisory board
Consider other eligible areas of Town for potential listing in the National Register.	X								2026	Selectboard; historic preservation advisory board
Extend historical signage to the site of the former Burgess O'Brien Kilns, the historic Mill Creek area (site of the original Town center), and the proposed Village Trail extension.	X				X				2028	Conservation Committee

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Adopt or create a guidelines manual to encourage thoughtful rehabilitation of historic homes and compatible in-fill construction in historic neighborhoods.	X	X							2028	historic preservation advisory board
Appoint an advisory group to work with the Planning Board to create design guidelines for a historic overlay district and to act in an advisory role on alterations, demolitions, and new construction within the Historic District.	X	X						X	2021	Selectboard; Planning Board
Create an overlay for the Town's Historic District (as designated on the National Register) where guidelines for preserving the character and style of historic structures will pertain.	X	X							2025	Selectboard; Planning Board; historic preservation advisory board
Study the feasibility of constructing a new road to carry through traffic around the downtown, reducing the impacts of heavy traffic (especially truck traffic) on Main Street/Route 1.	X	X	X		X	X		X	2020	Selectboard
Consider a preservation ordinance that could earn Certified Local Government status to create homeowner eligibility for grant assistance on preservation projects.	X	X						X	2022	Planning Board; historic preservation advisory board
Discourage individuals and developers from acquiring significant historic buildings with the intent of demolition for new construction.	X							X	2021	CEO; Planning Board
Update the Town Architectural Survey. Identify historic buildings and sites not previously listed, some of which might qualify for listing on the National Register of Historic Places.	X								2025	Conservation Committee; historic preservation advisory board
Consider a survey and protective historic ordinance for the waterfront. Identify significant prehistoric and historic archaeological sites.	X				X		X		2029	Conservation Committee; Harbor Committee

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Stabilize the former lime kiln at the base of Wadsworth Street.	X				X				2024	Selectboard
Incorporate maps of the revised federally recognized Historic District and known historic archaeological sites, along with pertinent information from the Maine Historic Preservation Commission, in the Town's Land Use and Development Ordinance.	X	X			X				2026	Conservation Committee; historic preservation advisory board
<b>OUR ENVIRONMENT: WATER RESOURCES</b>										
Continue efforts to eliminate the Town's seasonal discharge of treated wastewater to the St. George River.					X	X			Ongoing	Selectboard; Pollution Control
Work with DEP, DMR, landowners, neighboring towns, and nonprofits to monitor the water quality of the St. George River and eliminate non-point source pollution. Consider developing a watershed management plan.					X		X		2021	Selectboard; Pollution Control; Georges River Regional Shellfish Management Organization
Periodically review and update the Town's Land Use and Development Ordinance to incorporate stormwater performance standards consistent with Maine's Stormwater Management Law and Stormwater regulations.					X		X		2021	CEO; Planning Board
Ensure that developments maintain stormwater management structures in good working order and maintain required vegetative buffers.					X		X	X	Ongoing	CEO; Pollution Control
For proposed developments with extensive impervious areas, explore options such as reduced or shared parking areas and the use of permeable pavement to minimize runoff to surface waters and wetland.					X		X	X	2021	CEO; Planning Board
Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use.					X				2022	CEO; Planning Board

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Protect minor watercourses and drainage swales from development to ensure that they continue to function as part of the Town's stormwater management system.					X		X		Ongoing	CEO, Planning Board
Enforce Town ordinances governing roads, driveways, and street design standards. Provide periodic training for public works personnel.	X				X				Ongoing	CEO, Planning Board, Public Works Director
Provide information to landowners on the importance of minimizing use of pesticides, herbicides, and fertilizers; properly disposing of waste products; and protecting water supply wells from contamination.					X		X		2020	Town Office, Pollution Control
Add an "environmental tips and resources" tab to the Town's webpage.					X		X	X	2021	Town Office
<b>OUR ENVIRONMENT: NATURAL RESOURCES</b>										
Ensure that the Town's land use ordinances are consistent with applicable State law regarding critical natural resources.					X		X		Ongoing	CEO, Planning Board
Meet with neighboring communities to review land use ordinances and develop an area-wide approach to protection of important natural resources such as the St. George River and Wekeag River.					X		X		2022	Selectboards; Georges River Regional Shellfish Management Organization
Continue to work collaboratively with area towns, State agencies, and nonprofit organizations to locate and eliminate sources of non-point source pollution to the St. George River.					X				Ongoing	Selectboards; Georges River Regional Shellfish Management Organization
Ensure that developments maintain stormwater management structures in good working order and that required vegetative buffers between developed areas and surface waters, wetlands, and other critical natural resources are maintained.					X		X		Ongoing	CEO, Planning Board

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Continue efforts to develop an interconnected greenway linking Town parks and public spaces with the goals of protecting natural resources, maintaining wildlife corridors, creating pollinator pathways, and increasing visual and physical access to the shore.					X		X		Ongoing	Conservation Committee; Selectboard; Public Works; nonprofits
Pursue public/private partnerships to protect critical and important resources through mechanisms such as purchase of land or easements from willing sellers.					X		X		Ongoing	Selectboard; tax assessor; nonprofits
Continue support for current use taxation as one means of protecting critical and important natural resources.					X				Ongoing	Selectboard; tax assessor
Provide information to landowners on threats posed by invasive plant species and encourage their removal and replacement over time with native plant species. Add an "environmental tips and resources" tab to the Town's website.					X		X		2022	Conservation Committee; Selectboard; Town Office
Inform commercial and recreational users of the St. George River of the significance of the mudflats for migrating shorebirds and the importance of minimizing disturbance.					X		X		2021	Harbor Committee; Georges River Regional Shellfish Management Organization
Review proposed development in the Industrial and Highway Commercial Districts for potential adverse impacts to the Weskeag Creek Focus Area. Identify this focus area as a critical natural resource in the Future Land Use Plan.					X				2022	CEO; Planning Board
Require developers to determine whether critical natural resources may be on site and to take appropriate measures to protect those resources.					X				Ongoing	CEO; Planning Board
Work with developers to ensure that proposed development is of a scale and design that is compatible with surrounding uses and is located to minimize adverse impacts to the Town's natural, scenic, and aesthetic resources.					X				Ongoing	CEO; Planning Board

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Develop guidelines for the assessment of scenic impacts using concepts such as scale, contrast, and spatial dominance. Allow the Planning Board to require a scenic impact analysis as part of site plan review.					X				2022	CEO; Planning Board
Encourage owners of existing development in the Highway Commercial district to plant trees and shrubs to improve the visual appearance of the Route 1 corridor.					X				2023	CEO; Planning Board
Expand the mission and membership of the Town's Conservation Committee to oversee Town trails, parks, Town Forest, and urban trees; introduce native plantings to public spaces; initiate community gardens; assist homeowners as requested, etc.	X	X			X		X	X	2020	Selectboard; Pollution Control
<b>OUR ENVIRONMENT: AGRICULTURE, FOREST, AND MINERAL RESOURCES</b>										
Review the permitted and conditional uses in the R-2 Rural Residential District to ensure that they are consistent with the residential and rural purpose of this land use district.	X				X				Ongoing	Planning Board
Encourage conservation easements to preserve important agricultural, open space, and forest lands through local land trusts, paying particular attention to land in the R-2 Rural Residential District bordering Route 1 at the western gateway to Town.	X				X				Ongoing	Selectboard; tax assessor; nonprofits
Continue to support enrollment of productive farm and forest land and important open spaces in the current use taxation program.					X				Ongoing	Selectboard; tax assessor
Permit land uses that support productive agriculture and forestry operations, such as farm stands, farmer's markets, greenhouses, and firewood operations in appropriate land use districts.					X				2020	CEO; Planning Board
Provide increased funding in the municipal budget and pursue grants for the care and replacement of street trees and trees on Town property.	X	X	X				X	X	2021	Town manager; town arborist; Selectboard; Conservation Committee

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Continue to manage the Town Forest in accordance with the objectives and practices set forth in the Town Forest and Town Trails Program.					X				Ongoing	Conservation Committee; Selectboard
Review the Town's existing ordinance governing clustered residential development to determine how it might be revised to encourage its use and enhance protection of critical and important natural resources.					X				2023	CEO; Planning Board
Continue efforts to develop an interconnected greenway linking Town parks and public spaces with the goals of protecting natural resources, maintaining wildlife corridors, creating pollinator pathways, and increasing visual and physical access to the shore.					X		X		Ongoing	Conservation Committee; Selectboard; Public Works; nonprofits
Consult with Soil and Water Conservation District staff when developing land use regulations pertaining to agricultural management practices.					X		X		2021	CEO; Planning Board
Consult with the Maine Forest Service district forester when developing land use regulations pertaining to forest management practices.					X				2021	CEO; Planning Board
Include agriculture, commercial forestry operations, and land conservation that supports them in local and regional economic development plans.					X				2021	Selectboard; ECDC
Maintain communication with Dragon Products regarding current and anticipated activities at the plant and the status of Dragon's land use and operating permits.					X				Ongoing	Town manager; Selectboard
<b>OUR RIVERS AND HARBOR</b>										
Ensure water quality testing is underway and performed on a regular and timely basis at critical sampling locations.					X		X		Ongoing	MDMR; Georges River Regional Shellfish Management Organization; nonprofits

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Work with the Tidelands Coalition, the Maine Coastal Observing Alliance, and other groups to develop a Georges River Watershed Management Plan in which upstream communities participate.					X		X		2025	Selectboard; Pollution Control; Georges River Regional Shellfish Management Organization
Continue work to restore shellfish harvests, including lobbying DMR to allow GRSMO to manage the Upper Bay as a source of softshell clam broodstock to seed the rest of the estuary.					X		X		Ongoing	Selectboard; Georges River Regional Shellfish Management Organization
Consider ways to implement reduced usage by Town residents of lawn chemicals (fertilizers and pesticide, herbicides).					X		X		2021	Conservation Committee; Selectboard; Georges River Regional Shellfish Management Organization
Encourage land-based disposal of treated wastewater with the goal of eliminating any discharge to the St. George River.					X		X		Ongoing	Pollution Control
Investigate the feasibility of creating stormwater-stilling wetland areas along drainage swales, allowing the absorption of nutrients and toxins prior to reaching area rivers.					X		X		2022	Conservation Committee; Selectboard
Assess whether and to what extent the Working Waterfront current-use taxation program can help forward the above-stated policies and strategies.					X		X		2024	Selectboard; tax assessor
Complete the paddlecraft carry-in walkway ramp at Mill River Park.					X				2024	Harbor Committee; Selectboard
Acquire the Klinn Site land from the State and seek Small Harbor Improvement Program grant funding for site design and development as a carry-in water access site with vehicle parking.	X				X				2021	Harbor Committee; Selectboard
Seek creative use of the Town Beach area, perhaps as a current-free training site for paddlecraft beginners and as a launching site for model small craft.					X				2026	Harbor Committee

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Consider a future Oyster River water access site from Town property, allowing paddlecraft outings to and from harbor launch locations.					X				2025	Harbor Committee; Conservation Committee
Lobby the US Army Corps of Engineers for future maintenance dredging of the Federal approach channel to Thomaston Harbor and for continued monitoring of channel siltation.	X				X	X			Ongoing	Harbor Committee
Seek an equitable sharing of harbor centerline mooring accommodations among commercial, recreational, and transient maritime interests.	X				X				Ongoing	Harbor Committee
Maintain the waterside and landside elements of the Public Landing, which is the principal point of public access to the entire St. George Estuary.					X	X			Ongoing	Harbor Committee
Encourage half-tide and drying moorings for watercraft that can endure daily grounding without damage.	X				X				Ongoing	Harbor Committee
Revitalize the Comprehensive Harbor Management planning activity.	X				X	X			2023	Harbor Committee
Upgrade the Water Street portion of the Thomaston Village Trail to improve pedestrian and bicycle safety.	X				X				2024	Town Manager; Selectboard; Conservation Committee; Public Works
Extend the Village Trail from Mill River Park to Route 131 South via a footbridge and pathway adjacent to pedestrian-hostile Route 1.					X				2026 or sooner	Selectboard; Town Manager; Conservation Committee; nonprofits

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Support the GRLT in its efforts to establish physical access to scenic views from Route 131 South.					X				Ongoing	Selectboard
Pursue public/private partnerships to protect important undeveloped lands along the rivers through such mechanisms as purchase of land or easements from willing sellers.	X				X		X		2026	Conservation Committee; Town Manager; Selectboard
<b>OUR PEOPLE</b>										
Promote and market Thomaston as an attractive, desirable, affordable town for all people to live in.						X		X	2022	ECDC; Town Office; nonprofits
Create and manage community-building events.		X						X	Ongoing	Selectboard; Town Manager; Recreation Department; ECDC; nonprofits
"Green" the community via recycling, hiking/biking trails; developing greenbelt and pollinator pathways; etc.					X		X		2021	Conservation Committee, and as assigned by activity in other chapters
Reduce the impact of heavy truck traffic through town via actions set forth in other chapters.	X	X				X			2021	Selectboard; Town Manager; ECDC; nonprofits
Develop and promote programs to welcome and support immigrant populations.		X				X			2022	Selectboard; Town Office; ECDC; nonprofits
Build a stronger relationship between the Town and RSU 13, including creating a Friends of Our Schools group.			X	X					2021	Selectboard; nonprofits (especially the Georges River Education Foundation)

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Become a member of the AARP "Age-Friendly Community Network."		X	X			X		X	2022	Selectboard; Town Manager; ECDC; Main Street Matters
Encourage the expansion of affordable housing.		X	X	X		X		X	Ongoing	Selectboard; ECDC; Planning Board; tax assessor
Commission a feasibility study to extend Town water and sewer services into the TR-3 District, perhaps as part of a multidimensional planning/feasibility study for an alternate route around the town center.		X	X	X		X			2021	Selectboard; ECDC; Pollution Control
Explore ways to merge the need for affordable housing with the need to preserve the Town's historic architecture.	X									Historic preservation advisory board; planning board; ECDC
Develop ecofriendly housing on Thomaston Green and/or elsewhere in town for families and seniors.	X	X	X	X		X		X	2021	Selectboard; ECDC
Develop and promote creative, affordable child care solutions, which might pair senior citizens with the younger population.			X					X	2023	Recreation Department; Thomaston Public Library; nonprofits
Work with surrounding communities to create regional public transportation options.		X	X			X		X	2023	Selectboard; ECDC
Further investigate the reasons for Thomaston's high poverty rate and develop a plan for addressing the identified issues.			X			X		X	Ongoing	Comprehensive Plan Committee

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Investigate and mitigate issues related to food insecurity for Town residents.			X			X		X	Ongoing	Comprehensive Plan Committee; Interfaith Food Pantry; nonprofits
Pursue the development of a range of assisted living options for townspeople of all income levels.			X			X		X	2024	Selectboard; ECDC; Comprehensive Plan Committee; nonprofits
Monitor migration trends, including the impact of climate change, and prepare accordingly.						X	X		2021	Conservation Committee; Comprehensive Plan Committee
<b>OUR ECONOMY</b>										
Fund an Economic and Community Development Coordinator position to guide and assist the Economic and Community Development Committee.		X		X		X			2020	ECDC; Selectboard
Recruit and support appropriate retail and service businesses in the Village Commercial District, with special emphasis on those that complement one another.	X	X		X		X		X	Ongoing	ECDC; Main Street Matters
Establish incentives to attract retailers to street-level downtown venues and professional services to appropriate nearby spaces. Consider increased incentives for complementary and Maine-based businesses.		X		X		X		X	2022	ECDC; Town Manager
Optimize the downtown with placemaking strategies and best practices that have proven beneficial in small towns across America.	X	X				X		X	2023	ECDC; Main Street Matters; nonprofits
Help downtown businesses promote themselves and expand.		X		X		X			2023	ECDC; Main Street Matters; Selectboard

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Facilitate access to the fiber-optic broadband service that runs along Route 1.	X	X	X			X			2020	Selectboard
Establish a municipal revolving fund for low-interest loans to downtown businesses, funded in part by impact fees for East End development projects.	X			X		X		X	2021	ECDC; Selectboard
Become an AARP Age-Friendly Community.	X	X	X			X		X	2022	Selectboard; Town Manager; ECDC; Main Street Matters
Pursue commercial and industrial development in the East End Economic Tract.				X		X			Ongoing	ECDC; Selectboard
Consider rebranding the Industrial District as the Thomaston Enterprise Zone.				X		X			2021	ECDC; Selectboard
Pursue all available means to alleviate the municipal tax rate, including compatible development, advocacy for greater revenue-sharing from the State, and intermunicipal cost-sharing of services.			X	X		X			Ongoing	Selectboard; Town Manager; ECDC; Friends of Thomaston Schools Committee
Create a Friends of Thomaston Schools Committee to advocate for Thomaston's educational opportunities and for equitable cost-sharing with the State and with other RSU 13 towns.			X	X		X		X	2021	Selectboard; Friends of Thomaston Schools Committee; Thomaston members of RSU 13 Board; Georges River Education
Grow Thomaston's population, in part by extending water and sewer services into the TR3 Residential Growth District and reducing lot sizes for sewer housing units to encourage affordable housing.	X			X		X			2026	Selectboard; Planning Board; Pollution Control; tax assessor

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Protect and steward the Town's working waterfront and marine jobs, including the shellfisheries and boatbuilding and repair.	X					X			Ongoing	Harbor Committee; ECDC; Selectboard; Planning Board; Georges River Regional Shellfish Management Organization
Promote the Town with website and marketing outreach and with community events.		X		X		X		X	Ongoing	Selectboard; Town Office; Main Street Matters
Commission a multidimensional study to investigate the feasibility and desirability of a new east-west road skirting the northern village perimeter, including potential routes, access points, costs, funding mechanisms, and impacts.	X	X		X		X	X	X	2021	Selectboard; ECDC
Plan how each Town-owned and Town-connected property can best contribute to the Town's aspirations, and update these plans annually.	X	X		X		X		X	Ongoing	Municipal Facilities Committee; ECDC; Selectboard
Continue to improve the Town's walkability and bicycle-friendliness.	X	X			X		X	X	Ongoing	Conservation Committee; Selectboard; Public Works
<b>OUR HOUSING</b>										
Architectural Preservation. Assess the feasibility of an alternate road around the village area to reduce through truck traffic.	X	X	X					X	2020	Selectboard; ECDC
Architectural Preservation. Develop incentives and reduce disincentives for restoring and maintaining homes.	X			X					By 2023	Selectboard; Town Manager; ECDC
Architectural Preservation. In the Federally recognized Historic District, require that renovations and new construction maintain the District's historic character and fabric.	X	X							By 2023	Historic Preservation Advisory Board; Code Enforcement; Planning Board

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<b>Architectural Preservation.</b> Pursue means for allowing creative adaptations of historic homes in the District while maintaining historic facades and locating parking for such uses away from front yards and shielded from view.	X					X			By 2022	Historic Preservation Advisory Board; Planning Board
<b>Architectural Preservation.</b> Consider form/character-based coding within designated Zoning Districts.	X	X							By 2023	Code Enforcement; Planning Board
<b>Architectural Preservation.</b> Develop a municipal and/or private revolving fund for the purchase, restoration, and resale of important abandoned buildings.	X	X				X			By 2022	Selectboard
<b>Architectural Preservation.</b> Explore ways to address the issue of "Demolition by Neglect."	X								By 2021	Code Enforcement
<b>Affordable Housing Options.</b> Encourage high-density housing in the TR3 District with smaller lot sizes for sewerer lots, and extend sewer and water lines into the TR3 District.			X			X			2021	SelectBoard; Town Manager; Code Enforcement
<b>Affordable Housing Options.</b> Support affordable housing construction and rehabilitation with a TIF district, USDA 504 program, Maine Housing Authority Aging in Place Program, etc.			X			X		X	2022	Selectboard
<b>Affordable Housing Options.</b> Work with the owners of Section 8 apartments to continue affordable rents once HUD loans are repaid.			X			X		X	2020-ongoing	Town Manager
<b>Affordable Housing Options.</b> Encourage owners of foreclosed properties to return these properties to the housing market as quickly as possible.						X		X	2021	Town Manager

STRATEGY	1. Historic small-town character	2. Thriving, beautiful downtown	3. Quality of life	4. Property tax relief	5. Open spaces, natural resources, outdoor life	6. Population and economic growth and diversity	7. Reducing and preparing for climate change	8. Strength of community	BEGINNING YEAR	LEADERSHIP
<b>Affordable Housing Options.</b> Review the Town's Land Use Ordinance to determine possible modifications to support accessory dwelling units and other approaches to affordable and senior housing.						X		X	Ongoing	Code Enforcement
<b>Affordable Housing Options.</b> Review the Land Use Ordinance to consider how Inclusionary Zoning might be applied in a small town with little housing growth.						X		X	Ongoing	Code Enforcement
<b>Affordable Housing Options.</b> Conduct a comprehensive analysis of the impact of short-term rentals on the housing market, and take action as indicated.						X		X	2021-ongoing	Code Enforcement
<b>Affordable Housing Options.</b> Relocate mobile home parks to designated growth districts and reconsider appropriate locations for individual mobile homes as affordable housing.						X		X	2020-ongoing	Code Enforcement
<b>Affordable Housing Options.</b> Work with neighboring communities to develop a regional coalition for affordable workforce housing.						X		X	2020	Town Manager
<b>Affordable Housing Options.</b> Investigate the feasibility of establishing a Community Land Trust.						X		X	2022	ECDC
<b>Affordable Housing Options.</b> Require that multifamily developments provide adequate storage areas, landscaping, and shared green space.						X			2021	Code Enforcement
<b>Affordable Housing Options.</b> Pursue development of housing on the Thomaston Green with an emphasis on energy efficiency and low maintenance.		X				X		X	2021	ECDC; Selectboard

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<b>Senior Housing Options.</b> Pursue the development of low- and middle-income, ecofriendly senior housing options with the goal of supporting aging in place.						X		X	By 2023	Selectboard
<b>Senior Housing Options.</b> Develop ways to encourage intergenerational housing and co-housing.			X			X		X	By 2023	Code Enforcement; ECDC
<b>Senior Housing Options.</b> Develop standards for modifications to homes within the Historic District that allow for aging in place while maintaining historic facades.	X					X		X	By 2022	Code Enforcement; ECDC
<b>Senior Housing Options.</b> Explore ways to provide financial assistance to qualifying seniors for home repairs and maintenance.						X		X	By 2023	Selectboard; ECDC
<b>Senior Housing Options.</b> Actively pursue the development of assisted living options.						X		X	By 2022	Selectboard; ECDC
<b>Senior Housing Options.</b> Pursue AARP Age Friendly Community status.			X			X		X	By 2021	Selectboard; ECDC
<b>Energy Efficiency/Renewable Energy.</b> Review the Town's Land Use Ordinance and modify if needed to support sustainable building products and practices.							X		Ongoing	Code Enforcement
<b>Energy Efficiency/Renewable Energy.</b> Provide information to homeowners and contractors on resources that are available through government and private programs.							X		Ongoing	Code Enforcement

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<b>Energy Efficiency/Renewable Energy.</b> Pursue grant money for improving the energy efficiency of private residences and public buildings in Town.							X		Ongoing	Selectboard
<b>Energy Efficiency/Renewable Energy.</b> Develop a municipal renewable energy program, such as a solar field, to service the Town.							X		BY 2025	ECDC; Selectboard
<b>RECREATION IN THOMASTON</b>										
<b>Transportation.</b> Make better use of existing regional programs by promoting public transportation to nearby athletic and cultural activities.		X	X		X			X	2022	Recreation Committee
<b>Senior Activities.</b> Regularly survey needs of seniors, and promote Town, Town Library, and local nonprofit offerings in a community calendar on the Town website.			X					X	Ongoing	Recreation Committee
<b>Trails.</b> Work with public and private partners to extend and maintain the Town's network of trails.			X		X			X	2021	Conservation Committee; nonprofits
<b>Public Parks. Work with landscape architects to make Town parks low-maintenance and user-friendly, with native plantings.</b> Develop water access for small boats at Mill River Park. Encourage public stewardship.			X		X			X	2021	Conservation Committee; nonprofits
<b>Community Gardening.</b> Provide information, seeds, and assistance for creating pollinator pathways.		X			X		X		2023	Conservation Committee
<b>River Activities.</b> Develop a small-craft landing site at the lime kiln site. Recruit business(es) offering instruction, rentals, tours, cruises. Add a kayak landing on the Oyster River. Investigate resurrecting the one-time swimming hole on the Mill River.			X		X			X	2022	Harbor Committee; Conservation Committee; nonprofits

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Community Events. Create a Community Events Committee for community-building events to foster town spirit and utilize Town parks and venues.	X		X		X			X	2020-ongoing	ECDC; Selectboard; Town Manager
Funding. Develop a program to encourage gifts for Town activities and recreation infrastructure, including bequests in citizens' wills.			X					X	2021	ECDC; Selectboard
Open Space and Scenic Vistas. Work with conservation organizations to protect scenic vistas, open spaces, and recreational land.			X		X			X	Ongoing	Conservation Committee; public and private partnerships
Access to Private Property. Provide educational materials regarding the benefits and protections for landowners of allowing public recreational access on their properties.			X					X	Ongoing	Town Manager, Conservation Committee
<b>TRANSPORTATION</b>										
Develop a Traffic Management Plan informed by future growth goals, sustainability, and quality of life.		X	X			X		X	2021-ongoing	ECDC; Selectboard
Commission a professional planning study to assess the feasibility and desirability of a new road north of US Route 1 as part of a broader multidimensional plan of the village area, including possible funding sources.	X	X	X			X		X	2020-ongoing	ECDC; Selectboard; Town Manager
Ban the use of engine brakes in Town.	X	X	X						2020	Selectboard
Promote increased use of rail service freight transport.			X						2022	Selectboard

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Increase alternative transportation opportunities for Town residents.			X			X	X		2021	ECDC; Selectboard
Work with Waldo County Community Action Partners (CAP) to add Thomaston's Village Commercial to their existing route for the DASH bus.		X	X			X	X	X	2021	ECDC; Selectboard
Investigate the feasibility of a Town contract with a private transportation service for discounted rates for eligible residents (elderly, low-income, disabled, and youth).		X	X			X	X	X	2021	ECDC; Selectboard
Publish and promote a directory of public and private transportation options.			X			X		X	2020	Town Manager
Improve walkways and bike lanes.	X	X	X		X	X	X	X	2022	Conservation Committee; public and private partnerships
Work with conservation groups to secure funding to build a pedestrian/cycling walkway over the Mill River.			X		X	X	X	X	2021	Conservation Committee; public and private partnerships
Seek private and/or grant funding to improve the walkways/bike lanes on Water Street as part of the Village Trail system.			X		X		X	X	2022	Conservation Committee; Selectboard
Anticipate and address potential parking issues in the Village Commercial and Public Landing lots.	X	X	X			X		X	Ongoing	ECDC; Harbor Committee; Selectboard

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Provide consistent, attractive, universally recognized signage of parking options to travelers on US Route 1 and Beechwood Street.		X						X	2020	Selectboard
Implement and reassess annually a long-range plan for street improvements, giving immediate priority to rebuilding Knox Street.	X	X							2023	Selectboard
<b>OUR PUBLIC FACILITIES AND SERVICES</b>										
<b>Town-owned facilities.</b> Develop, implement, and annually review a long-range plan for maintaining and improving municipal facilities.			X					X	2021	Standing Municipal Facilities Committee; Selectboard; Facility trustees
<b>Climate change measures.</b> Reduce the Town's carbon footprint. Optimize the ecosystem value of Town-owned properties. Expand and improve the urban tree canopy. Prepare for sea level rise and other climate change impacts.		X			X		X			Conservation Committee; Town Arborist; Harbor Committee
<b>Solid Waste Management.</b> Aggressively investigate and support means for increasing the recycling rate and reducing consumer waste.			X				X		Ongoing	Selectboard; Owl's Head-South Thomaston-Thomaston Solid Waste Corporation
<b>Wastewater treatment.</b> Continue working to eliminate the winter discharge of treated effluent to the St. George River. Reduce untreated stormwater runoff to the St. George River by means of rain gardens and retention ponds around swales.			X				X		Ongoing	Pollution Control; Public Works
<b>Emergency services.</b> Explore alternatives to ambulance responses for non-emergency calls. Study the impacts of joining with neighboring towns to provide fire and EMS services.			X			X		X	Ongoing	Town Manager; Selectboard
<b>Town governance.</b> Support the effective and efficient operation of Town government with public transparency, published job descriptions, and annual goals.			X					X	Ongoing	Town Manager; Selectboard

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<b>Town governance.</b> Implement a comprehensive annual performance review process for municipal employees.								X	Ongoing	Town Manager, Selectboard
<b>Town governance.</b> Make the Comprehensive Plan Committee a standing committee for encouraging progress toward the Plan's goals and assuring that changes to the Land Use Ordinance comply with the Plan.								X	Ongoing	Town Manager, Selectboard, Comp Plan Committee
<b>Town governance.</b> Conduct an annual review of progress made on Comprehensive Plan goals and strategies to identify actions for the coming year.								X	Ongoing	Town Manager, Selectboard, Comp Plan Committee
<b>Town governance.</b> Develop and maintain a community calendar.			X					X	Ongoing	Town Manager, Community Events Committee
<b>Town governance.</b> Create term limits for appointed boards and committees to promote citizen involvement in municipal government.								X	2021	Selectboard
<b>Town governance.</b> Pursue less costly alternatives for facilities and services where feasible.			X	X		X		X	Ongoing	Town manager, Selectboard, Budget Committee
<b>Town governance.</b> Keep abreast of cutting-edge technologies and implement as appropriate.			X						Ongoing	Town manager
<b>Town governance.</b> Include in the Town Annual Report the top strategies for reducing the municipal tax rate, and progress made over the previous year.			X	X					2021	Town Manager, Tax Assessor, Budget Committee, Selectboard

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<b>Transportation.</b> Immediately initiate a comprehensive study to assess the advantages, disadvantages, and logistics of a new east/west road to connect the west end of town to Old County Road.	X	X	X			X		X	2020	ECDC; Selectboard
<b>Transportation.</b> If such a road is indicated, pursue land purchase options on land north of Route 1 along the road's probable route.	X	X	X			X		X	2020-ongoing	ECDC; Selectboard
<b>Transportation.</b> Continue to pursue creative regional approaches to public transportation.	X	X	X			X		X	2021	ECDC; Town Manager
<b>Transportation.</b> Promote the expanded use of rail for freight transport.	X	X	X				X		2022	Selectboard; ECDC
<b>Transportation.</b> Ban engine brakes in Town.	X	X	X						2020	Selectboard
<b>Transportation.</b> Install impactful speed- and noise-awareness signs on Main Street.	X	X	X						2020	Selectboard; Police Department
<b>Transportation.</b> Aggressively enforce speed and noise regulations.	X	X	X					X	2020-ongoing	Police Department
<b>Transportation.</b> Establish distinctive downtown "Parking" signs that direct residents and visitors to parking areas north and south of Route 1.	X	X	X						2020	Selectboard; Police Department; Public Works

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<b>Transportation.</b> Actively pursue an option to access the Post Office from Beechwood Street.		X	X						2022	Selectboard
<b>Education.</b> Lobby for a change of the State's school-funding formula to add a third factor—median household income or equivalent—to the existing factors of student population and property valuation.			X	X		X		X	2020-ongoing	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board
<b>Education.</b> Analyze the need for Pre-School education programs and how best to meet those needs through public, private, and community providers, with particular focus on RSU 13-sponsored Pre-K.						X		X	2021	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board
<b>Education.</b> Start a Friends of Thomaston Schools group to support RSU 13 initiatives while ensuring that Thomaston tax dollars are used as effectively as possible.			X			X		X	2020-ongoing	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board
<b>Education.</b> Monitor the extent to which the regionalization of our schools is a benefit to the town and its students and make recommendations to the Selectboard as appropriate.			X	X		X		X	2020-ongoing	Selectboard; Friends of Thomaston Schools group; Thomaston members of the RSU 13 Board
<b>Community enhancement.</b> Continue to place high priority on our Town's walkability and bicycle-friendliness, paying particular attention to safe sidewalks and crosswalks.	X	X	X					X	Ongoing	Conservation Committee; Town Manager; Selectboard
<b>Community enhancement.</b> Continue to expand and improve walking and bike trails.			X					X	Ongoing	Conservation Committee; Selectboard
<b>Community enhancement.</b> Increase plantings and maintenance in Town parks. Develop and implement a tree-planting plan for the urban canopy.	X	X	X						Ongoing	Conservation Committee; Town Arborist; volunteer, public and private organizations

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<b>Community enhancement.</b> Develop strategies for improving the appearance of the East End Commercial Tract.			X						2022	Planning Board; Selectboard
<b>Community enhancement.</b> Pursue becoming a "Tree City USA" community.	X	X	X		X		X		2021	Conservation Committee; Town Arborist
<b>Community enhancement.</b> Take steps to attract additional retail and professional services to Town, with an emphasis on providing local services for senior citizens.	X	X	X			X		X	2020-ongoing	ECDC; Town Manager
<b>Community enhancement.</b> Increase access to the fiber-optic network that runs along Main Street.		X	X					X	2020	ECDC; Selectboard; Town Manager
<b>THOMASTON'S FISCAL CAPACITY AND CAPITAL INVESTMENT PLAN</b>										
Pursue capital- and expense-sharing opportunities with other communities and/or via outsourcing.				X					Ongoing	Selectboard; Town Manager
Periodically review the inventory and uses of Town properties to determine if sales or leases are appropriate.		X							Ongoing	Standing Municipal Facilities Committee; Selectboard; ECDC; Facility trustees
Create an economic and community development function in Town government to promote Thomaston's goals and to liaise with individuals and companies interested in Thomaston.		X	X	X		X		X	2020-ongoing	ECDC; Selectboard
Re-examine the Land Use and Development Ordinance and revise if needed to accommodate appropriate and desired development, consistent with the Town's history, character, and goals.	X	X	X		X	X		X	Ongoing	Planning Board; Historic Preservation Advisory Board; Selectboard; Comp Plan Committee

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Pursue additional State resources, and coordinate with RSU 13 towns to advocate for increased State aid for education, adding a household-income factor to the State's school funding formula.				X	X		X		2020-ongoing	Town Manager; Selectboard; Friends of Thomaston Schools group; Thomaston members of RSU 13 board
Develop a strategy for the Dragon Products TIF, which expires in 2022.				X	X				2020-2021	Selectboard; ECDC
Supplement, then annually review and update, the Town's Capital Investment Plan.						X		X	2021	Town Manager; Selectboard; Budget Committee
Future Land Use Plan										
General. Strengthen the Statement of Purpose for each zoning district to solidify the intent of rural vs growth areas.	X	X			X	X			2021	Planning Board; Comprehensive Plan Committee; CEO
General. Continue to develop an interconnected Greenway through Town and along the waterfront linking town parks, public spaces and conserved lands.	X		X		X	X			On-going	Selectboard; Conservation Committee
General. Conduct a comprehensive study of the advantages, disadvantages of an alternate east-west road through	X	X	X			X		X	2020	Selectboard, ECDC
General. Modify Section 704.1.5.c.1 of the Thomaston Land Use Ordinance to clarify and strengthen this intent of Conditional Uses	X		X		X	X			2021	Planning Board, Comprehensive Plan Committee, CEO
General. Partner with non-profit organizations and private owners to place land with important natural features and/or viewscapes into permanent conservation status			X		X	X			2022	Selectboard, Town Manager, Conservation Committee

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<p><b>General.</b> Create a Community and Economic Development Corporation to purchase land, Development Rights, or Conservation Easements, for properties of importance to the Town.</p>	X		X		X	X		2013	Selectboard, CEDC, Conservation Committee	
<p><b>General.</b> Develop an inventory of scenic resources and allow the Planning Board to require a scenic impact analysis related to properties in this inventory.</p>			X		X	X		2022	Planning Board, Conservation Committee, CEO	
<p><b>General.</b> Study changes to the LUO that would be needed to become an AARP Age Friendly Community and act accordingly</p>			X		X	X	X	2022	CEO, Planning Board, Selectboard	
<p><b>General.</b> Study the operation and impact of Short Term Rentals in Thomaston and take appropriate action</p>	X					X	X	2021	Code Enforcement	
<p><b>General.</b> Review the LUO pertaining to gravel pits and quarries and amend as necessary to ensure that impacts are adequately addressed</p>					X	X		2022	Code Enforcement	
<p><b>General.</b> Make mineral exploration a conditional use in the Town's Rural, Industrial and Highway Commercial Districts but not an allowed use in the residential districts of R3, R3A &amp; TR3.</p>	X	X	X					2021	Code Enforcement	
<p><b>General.</b> Allow "Small Scale Farming/Gardening" as a Permitted Use in R3, R3A, TR3, R2 &amp; R1.</p>	X		X					2021	Code Enforcement	
<p><b>General.</b> Hire a consultant in town planning to help design a comprehensive land use strategy to maximize the appeal of the Town.</p>								2024	Selectboard	

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General. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.					X				2023	Selectboard
General. Establish the Comprehensive Plan Committee as a standing committee responsible for fostering progress toward the Plan's goals and assuring that LUO is aligned with the new Plan.									2020	Selectboard
General. Maintain up-to-date maps depicting current land uses. Integrate with maps depicting municipal infrastructure and tie to property cards. Computerize building permit information									Ongoing	Code Enforcement
General. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations									Ongoing	Town Manager
Rural Areas. Examine the Land Use Ordinance for ways to strengthen the protection of rural areas.	X		X		X	X			2023	CEO, Planning Board, Comprehensive Plan Committee
Rural Areas. Review Conditional Uses in the R1 and R2 districts to strengthen adherence their purpose and modify as needed.	X		X		X	X			2021	CEO, Planning Board, Comprehensive Plan Committee
Rural Areas. To reaffirm the importance of preserving the western entrance to Town along Route 1, issues of scale, character, dimensional requirements, buffering, etc. must be thoroughly addressed in the LUO and the development approval process	X					X			Ongoing	CEO, Planning Board, Comprehensive Plan Committee
Rural Areas. Protection of Montpelier and neighboring residential areas is vitally important to the Town. It is critical that nearby commercial and industrial land uses not encroach on this area.	X		X			X		X	Ongoing	CEO, Planning Board, Comprehensive Plan Committee

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<b>Rural Areas.</b> Encourage placement and retention of active agricultural lands and other important open space in Current Use Tax Programs and encourage permanent conservation easements.	X		X		X	X			Ongoing	CEO, Planning Board, Comprehensive Plan Committee, Assessor
<b>Rural Areas.</b> Amend LUO to require subdivision proposals within the R-1 District to include a cluster design instead of, or in addition to, a traditional design for site plan review.	X				X	X			2021	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Continue to allow a range of housing densities based on the established settlement pattern and provide a sufficient amount of affordable housing types.	X		X					X	Ongoing	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Allow "Conversion of Existing Residential" as a Conditional Use in R3.	X					X			2020	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Create an historic overlay district in the designated Historic District, identifying guidelines for preserving the character, style, scale, and proportions of historic structures.	X		X			X			2022	CEO, Planning Board, Comprehensive Plan Committee, HTRG
<b>Growth Areas.</b> Create an historic advisory board to inform homeowners as to how to accomplish their construction goals while not severely compromising the historic aesthetic.	X					X			2022	CEO, Planning Board, Comprehensive Plan Committee, HTRG
<b>Growth Areas.</b> Extension Town water and sewer to the TR3 District to allow for an expansion of more affordable housing options.		X				X		X	2025	Selectboard
<b>Growth Areas.</b> In the TR-3 District, encourage high-density more affordable housing while maintaining a traditional street grid pattern.		X				X		X	2022	CEO, Planning Board, Comprehensive Plan Committee

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<b>Growth Areas.</b> Review the LUD to determine other ways to support the development of smaller, more efficient, more affordable housing.		X				X		X	2023	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Require developers to provide multi-family developments with adequate storage areas, landscaping and shared green space			X						2022	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Allow Mobile/Manufactured homes as a conditional use in TR3 and R1. Allow manufactured/mobile home parks as a conditional use in TR3 and increase the size of this District						X			2021	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Review the standards for Mobile/Manufactured Home Parks to assure compatibility with the area in which it is to be placed.	X		X			X			2022	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Limit the Highway Commercial to the area along Route One east of the Dragon property.	X	X	X			X		X	Ongoing	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Require proposed projects in the Industrial and Highway Commercial Districts to assess the potential for adverse impacts on Marsh Brook and the Waskeag Creek Focus Area.					X				2022	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Consider impact fees to contribute toward the cost of any infrastructure improvements required to accommodate additional growth and/or development.				X					2023	CEO, Planning Board, Comprehensive Plan Committee, Selectboard
<b>Growth Areas.</b> Modify the LUD to permit "Public Open-Space Recreational Use" in R3 to allow for parks and recreational activities	X			X	X			X	2023	CEO, Planning Board, Comprehensive Plan Committee

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<b>Growth Areas.</b> Continue to allow Home Occupations in residential districts, enforcing existing standards to ensure that they do not detract from the neighborhoods in which they are located.	X							X	Ongoing	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Allow light industrial activity as a conditional use in the Village Commercial District.		X		X		X			2023	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Move the property along Rt. 1 at the west end of Town that presently is in SC and does not have water frontage to the R2 District.	X							X	2020	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Properties in the SC District that have deep water access should continue to be dedicated to marine commercial activities. Other properties in this District could, in the future, be considered for commercial activities that are not marine related.	X		X			X			Ongoing	CEO, Planning Board, Comprehensive Plan Committee
<b>Growth Areas.</b> Maintain the current height limit in the SC District and review the LUO to assure the protection of view corridors.			X		X				Ongoing	CEO, Planning Board, Comprehensive Plan Committee

**Town of Thomaston  
Select Board Minutes  
July 13, 2020**

**Executive Session**

**ACTION: Bill Hahn made a motion, seconded by Diane Giese to enter executive session at 5:09 p.m., pursuant to MRS Title 1, §405 (E), consultations between a body or agency and its attorney. VOTE: 5-0**

**ACTION: Sandy Moore made a motion, seconded by Diane Giese to exit executive session at 5:28 p.m.**

**Regular Meeting**

**BOARD PRESENT:** Chair Peter Lammert, Vice-Chair Bill Hahn, Sandy Moore, Diane Giese, Lee-Ann Upham, Town Manager Kara George, Recording Secretary Donna Culbertson.

**PUBLIC PRESENT:** Susan Devlin, Frank Devlin, Police Chief Tim Hoppe, Charles Grover, Joanne Richards, John Fancy, Jodell Benson, Zel Bowman-Laberge, Rene Dorr, Lynn Snow, Robert Snow, Nancy Wood, Rod Grindell, Peter Jenks.

Chair Peter Lammert called the meeting to order at 6 p.m. in the Select Board Room.

**ACTION: The Breen Motion was made by Sandy Moore, seconded by Diane Giese to take the agenda out of order. VOTE: 5-0**

**9A. Recognize Lee-Ann Upham for 34 years of dedication and service to the Town of Thomaston.**

Peter Lammert and Kara George presented Lee-Ann Upham a certificate and a Years of Service trophy for the many years she has served the Town of Thomaston.

**5. Adjustments to the agenda**

**5A. Discuss the \$18,965 contract award for the “Keep Maine Healthy 2020 Municipal COVID19 Awareness Campaign” per the request of Andrew Josephs and Selectperson Bill Hahn.**

Andrew Josephs informed the Select Board of the local health intervention that has partnered with the State of Maine. The State has awarded \$13 million so far to different municipalities. Thomaston was awarded \$18,965. Andrew is checking with the businesses to see what their needs are and how they are educating the public on COVID19 prevention. The amount of money requested can be amended during this process. The program ends at the end of October. The program can use someone already employed by the Town. A person would need to be contracted to do this. (For COVID-19 only).

**ACTION: Motion made by Bill Hahn to have Andrew Josephs contracted for this program for the Town of Thomaston. Seconded by Sandy Moore. VOTE: 5-0.**

**5B. Consider for approval the estimate of \$10,580.00 submitted by Alley Electric & Electronics for the repair of streetlights damaged by a motor vehicle accident on Main Street.**

**ACTION: Motion made Bill Hahn to have Alley Electric replace the light. Seconded by Sandy Moore. VOTE: 5-0**

Diane Giese suggested that the Town seeks bids next time.

**5C. Consider for approval the estimate of \$8,820 submitted by J.D. Miller Construction, LLC for the repair of the Watts Block building damaged by a motor vehicle accident.**

**ACTION: Motion made by Bill Hahn, seconded by Diane Giese. VOTE: 5-0**

**9D. Accept with regret the resignation of Joan Sanborn from the Planning Board.**

**ACTION: Motion to accept with regret, the resignation of Joan Sanborn from the Planning Board made by Sandy Moore. Seconded by Lee-Ann Upham. VOTE: 5-0**

**9E. Set a Public Hearing date for the Town Meeting Secret Ballot Election.**

**ACTION: Meeting set for August 19, 2020 at 6 p.m., motion made by Diane Giese, seconded by Sandy Moore. VOTE: 5-0**

**9F. Move the second Select Board meeting in July to Wednesday, July 29 per the request of Town Manager Kara George.**

**ACTION: Motion made by Diane Giese to Wednesday, July 29, seconded by Lee-Ann Upham. VOTE: 5-0**

**9B. Discuss picnic tables for the Town Landing, Town Mall, and the Public Library per the request of Select Board member Diane Giese.**

Diane Giese had been contacted by several people regarding the condition of the picnic tables in various places in town. The picnic tables need to be replaced. The public landing has the worst tables. Having a building supervisor for Town facilities such as the bathrooms at the Public Landing was discussed. Chief Tim Hoppe said the police lock the bathrooms at 9 p.m. and reopen them at 6 a.m. for the clammers.

**ACTION: A motion was made and seconded to have Brandon check the conditions of the picnic tables and get back to Kara on ideas for fixing. VOTE: 5-0**

**9C. Consider approval of the request by the Episcopal Church of St. John Baptist to use the Thomaston Green on Sunday, August 2<sup>nd</sup> at 10 a.m. for a worship service and picnic.**

**ACTION: Motion made Bill Hahn to allow the use of the Thomaston Green for a worship service and a picnic on Sunday, August 2<sup>nd</sup> at 10 a.m. Seconded by Diane Giese. VOTE: 5-0**

### **8. Old Business:**

Diane Giese informed the Board of the 40-Days of Summer program at the Public Library. Lincoln County Health is assisting with meal preparation at a second kitchen in Warren. The program serves breakfast and lunch to children in our community. The program has been excellently received so far with the help of Kate Martin in preparing fresh foods like salads and fruits.

### **3. Approve the minutes of June 8, 2020.**

**ACTION: Motion made by Bill Hahn, seconded by Diane Giese to approve June 8, 2020 minutes. VOTE: 5-0**

### **4. Approve the warrants**

**ACTION: Sandy Moore made a motion, seconded by Diane Giese to approve the warrants. VOTE: 5-0**

### **6. Town Manager Report**

- 1) Bill Wasson is coordinating with the State Fire Marshal's Office to come do an inspection of the public entrance into the Police Department. The entry way is not ADA accessible and needs to be corrected to avoid any future compliance issues.
- 2) As of noon today, we had 455 absentee ballots issued. This is an exceptionally high number of absentee voters. Thank you to Joanne Richards, Mike Mayo, and Town Clerk Missy Stevens for all their hard work processing absentee ballots today. The Town Meeting Election ballot has been sent to ES&S for printing. Absentee ballots should be available by August 17th for the September Election. Additionally, Elizabeth and I are building a temporary Town Meeting Election page on the Town website that will contain the budget, resources, and information for each warrant article on the ballot. Voting resources will also be available in binder-format to be available at the Town Office and the Public Library for those that do not have online access. We will also be sending out more information in the next newsletter.
- 3) Next Tuesday, July 21st the Planning Board has a site walk at the Pollution Control Department for the proposed solar array project. After the site walk, the meeting will resume at the Multi-Purpose Room. The Standing Municipal Facilities Committee has a meeting scheduled for Wednesday, July 22nd at 6:30 p.m. via Zoom. If you wish to attend, please email Zel Bowman-Laberge at [zelbowman@gmail.com](mailto:zelbowman@gmail.com).
- 4) The company we contracted with for cleaning services for the Municipal Building has submitted a 2-week resignation. We will need to advertise the position or request bids. It is recommended that we find someone who is bonded and fully insured that can also clean the Police Department.

- 5) Between Rene Dorr, Peter Lammert, Fire Department, and the prison workers, the new Thomaston Fire & EMS sign was completed today.
- 6) Town employees had their monthly Safety and Department Head meeting this morning. The annual safety training for all employees is scheduled for Wednesday, October 7th at 2 p.m.

**ACTION: Motion made by Bill Hahn to adjourn at 7 p.m. Seconded by Diane Giese.**  
**VOTE: 5-0**

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Chair Peter Lammert

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Recording Secretary, Donna Culbertson