

Community and Economic Development Committee

Meeting Thursday August 25 9:00 am Municipal Building

AGENDA

1. Open meeting
2. Review, approve minutes of July 21
3. Review approved TIF
  - a. Discuss project assignments and budgeted amounts
  - b. Begin prioritization recommendation
4. Discuss Kendray
5. Discuss housing initiatives and property on Old County Road
6. Continue discussions for moving forward with the Green
  - a. MCOG participation
  - b. Meeting on September 15
- 7.

Community and Economic Development Committee

MINUTES

Meeting: July 21, 2022

Present: Members: Charles Grover, Jon Eaton, Chris Rector, Diane Giese, Ben Griffin, Bill Hahn; public: Kendray Rodriguez ; staff: John Fancy

Meeting was opened by Mr. Hahn

Question of chair appointment was presented. Mr. Hahn was nominated by Mr. Grover, seconded by Mr. Griffin, voted over objections from the appointee

Approved the minutes of the June 23 meeting.

Continued discussions of future of the "Green". Mr. Eaton provided an outline of establishing a working committee to engage the public in revisiting the future uses. He also provided ideas for weighing proposals for the parcel in terms of community benefit, stewardship of the property, etc. It was agreed that his outline was a good foundation for proceeding and that it should be presented to the selectboard for consideration at SB meeting 7/25.

Vote taken to add agenda item at 7/25 meeting for SB consideration of the proposal.

Discussed Industrial Land. Release has not been forwarded by Dragon. Mr. Grover will investigate. To aid in marketing, availability of parcels should be added to State of Maine Economic Development websites. Mr. Grover will implement.

Dredging Project: Mr. Fancy reported that funding has been secured for testing of river bottom for pollutants. This should be accomplished over next few months. He and Peter McCrea have met with harbor stakeholders, discussed extent of dredging, financing etc. May make sense to apply for a CEDS grant through EDA, via MCOG; will revisit at future meetings. Additionally, Federal monies have been asked for to implement the project down the road, with support from Senator Collins Office.

Kendray, who is very active with the Main Street group, reported on the Music Behind the Block effort. There will be four concerts with a wide variety of music types starting second week in August.

Kendray's background is theater and an interest in economic development; she was active in the Bath Downtown group which has been very successful. It was decided to continue discussions with her and the potential of a paid position to help the downtown forward, and to assist the utilization of Watts Hall.

CDS monies for Watts Block were discussed. Approximately, \$ 300,000 is needed for replacement of the HVAC system. The project has been forwarded by Senator Collins office to committee; we are hopeful.

Meeting was adjourned.



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



JANET T. MILLS  
GOVERNOR

HEATHER JOHNSON  
COMMISSIONER

May 12, 2022

Kara George  
Town Manager  
TOWN OF THOMASTON  
13 Valley Street  
Thomaston, Maine 04861

RE: Dragon Products Company Municipal *Tax Increment Financing* (TIF) District and Development Program *First Amendment* (AMD-1)

**A P P R O V E D**

Dear Ms. George,

The Maine Department of Economic and Community Development (DECD) reviewed and EFFECTIVE TODAY APPROVED the application to amend the above-referenced Municipal TIF District and Development Program (Program). Based on the application, DECD notes/approves:

- a. District term of 30 years, ending June 30, 2033;
- b. Real and personal property Increased Assessed Value (IAV) capture of up to 100%;
- c. TOWN may NOT negotiate/execute any agreements with reimbursement components without due public process and future amendment;
- d. District revenues deposited/held in dedicated account(s) and applied ONLY toward approved activities/projects due completion BEFORE/BY JUNE 30, 2033.
  - i) Project Cost accounts to fund public activities/projects,
  - ii) Sinking Fund Account to retire associated public debt, if any;

Per March 18, 2002 original designation approval, DECD restates:

- e. District taxable Original Assessed Value of \$25,359,600, comprised of \$13,323,000 for real property and \$12,036,600 for personal property, as of March 31, 2001 (April 1, 2000)—acreage 34;
- f. Dragon Products Company reimbursement limited to incremental taxes from NEW actual value of 80% annually of 90% CAV for up to 20 years, capped at 150% of the Company Benefit Amount, outlined in the CEA Section 3.2.1, met /concluded during Town's 2021 fiscal year;
- g. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- h. Any future amendment MUST comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;
- i. When District expires, or is terminated, THOMASTON MUST NOTIFY DECD IN WRITING.

As further described in the Program, Town revenue allocation projected at \$13,282,078 may facilitate funding for an estimated \$16,914,321 in public costs and associated debt—if any. This funding MUST comply with already established Thomaston appropriation process—with activities/projects due completion BEFORE/BY JUNE 30, 2033. DECD restates/approves public activities/projects costs listed below, with AMD-1 changes/additions underlined:



JANET T. MILLS  
GOVERNOR



HEATHER JOHNSON  
COMMISSIONER

**WITHIN DISTRICT**

- j. Sewer improvements of sewer line extension within District and related improvements to allow connection of the Dragon Cement facility to the Town's municipal public sewer system \$1,743,574; Ψ
- k. Professional services costs \$20,000;
- l. Administrative costs, including prorated municipal staff time spent relative to Program implementation \$100,000;

**OUTSIDE DISTRICT ◊**

- m. Fire Safety improvements as follows: ladder truck purchase, pumper truck purchase, thermal imaging equipment, SCBA cylinders purchase and other on-site safety improvements \$1,000,748; Ψ
- n. Cost reasonably related to construction, alteration, or expansion of any facilities not in District that are required due to District improvements or activities, including sewage or water treatment plants, environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, public safety facilities and street amenities \$2,600,000; Ψ ‡
- o. Public safety improvement costs made necessary by the District, such as roads, sidewalks, and traffic safety improvements \$1,000,000; Ψ
- p. Costs of public facilities or improvements located/approved in the Town's existing Downtown TIF District, provided such funding costs are solely related to mitigate any adverse impact this TIF District has to the Town and its constituents \$2,000,000;

**WITHIN MUNICIPALITY**

- q. Costs associated with development of fisheries and wildlife or marine resources projects, pursuant to MRS Title 30-A §5222 (10-A) \$1,500,000;
- r. Costs related to construction or operation of public safety facilities, the need for which is related to general economic development within Town, not to exceed 15% of District CAV \$2,000,000;
- s. Broadband and fiber optics expansion projects costs as it relates to commercial uses/activities, or in non-commercial unserved broadband areas within Town as defined by ConnectMaine Authority Title 35-A, Section 9204-A §1 \$250,000;
- t. Funds to support Town's economic development programs, including funds to market Town as a business location \$2,000,000; ≈
- u. Permanent revolving loan funds, investment funds and grants programs per § 5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time and grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities \$1,000,000;
- v. Costs of funding environmental improvement projects developed by Town for commercial use or related to such activities \$100,000;
- w. Skills development and training programs costs, and equipment costs for such programs, related to jobs creation or retention in Town \$50,000;
- x. Costs of quality child care facilities, as defined by 30-A M.R.S.A. §§ 5222(2-A), including finance costs and construction, staffing, training, certification and accreditation costs related to child care \$50,000; ≈
- y. Costs associated with new or existing multiple use recreational trails that having significant potential to promote economic development \$1,500,000. ◊

DECD notes while the Program may list multiple statutory citations with the public project costs in the application, not all citations apply to all activities/projects described within each cost description. Thomaston is obligated to verify proper authorization for each project cost to be undertaken. DECD advises Town to plan for debt retirement to coincide with District term end of June 30, 2033.

Please contact Development Program Officer Tina Mullins with questions about this certification. The Department extends best wishes for the District's success.

Sincerely,

Heather Johnson  
Commissioner



JANET T. MILLS  
GOVERNOR



HEATHER JOHNSON  
COMMISSIONER

cc: via e-mail only

Senator David R. Miramant (SD-12)—130<sup>th</sup> Legislature  
Representative Ann Higgins Matlack (HD-92)—130<sup>th</sup> Legislature  
Peter Lacy, MRS Director Property Tax Division  
David Martucci, Thomaston Assessor  
Jonathan A. Pottle, Eaton Peabody Attorneys at Law

◊ To the extent a project is outside the District, Thomaston must prorate/allocate costs not directly related to or made necessary by establishment/ operation of this District to other funding sources.

≈ Project common to development program of Thomaston Green Downtown district.

EXCLUDING FOLLOWING COSTS/FUNDING:

Φ Public park(s) as it relates to MRS 30-A, § 5225(2)

Ψ Private residential distribution line(s)

‡ Unauthorized project costs as defined under 30-A M.R.S.A 5225 (2)

## MTIF: Application Synopsis for Commissioner Consideration

■ **DISTRICT DATA: PREVIOUS DATA GRAY**

<b>MUNICIPALITY</b>	Thomaston	<b>COUNTY</b>	Knox	<b>TERM</b>	20 30
<b>DISTRICT NAME</b>	Dragon Products Company				
<b>ORIGINAL DISTRICT (OD):</b>	N	<b>AMENDED:</b>	Y	<b># AMD</b>	1
		<b>RP/PP CAPTURE%</b>	90% up to 100%		
<b>DOWNTOWN EXEMPT:</b>	N	<b>TRANSIT -ORIENTED DISTRICT: Y/N</b>	N	<b>PAPER MILL EXEMPT: Y/N</b>	Y
<b>APPLICATION BASIS</b>	To extend District term from 20 years to 30 years, to increase the CAV from 90% to 100%, and amend/update public project costs which will help support the Town's economic development efforts. AMD-1 approved by Town: June 8, 2021				
<b>HISTORY</b>	[10/28/2020] DECD approved \$121,500 to be used for 20 air packs for the fire department, reallocating funds from "Fire Safety Improvements" of ladder Truck purchase (-\$8,088) and pumper ladder (-100,932). [3/28/2011] DECD approved \$40,000 from "Fire Safety Improvements" to be allocated/used for a Cascade Air System for the Fire Department which will fill SCBA air tanks. This eliminates the "other on-site improvements" subcategory and reduces the "Thermal Imaging Equipment" subcategory by \$10,000. [3/29/2002] OD: To provide financial support to a company's project to moderate its process to remain competitive, and to undertake public improvements required in support of the Development Project. One project cost of "Fire Safety Improvements" was not approved until consultation with the State Fire Marshal's Office regarding the nexus of elements to the District.				
<b>TERM DATES</b>	<b>START:</b> July 1, 2003- June 30, 2004 (FY 2004)		<b>END:</b> <del>July 1, 2022- June 30, 2023 (FY 2023)</del> July 1, 2032- June 30, 2033 (FY 2033)		
<b>DESIGNATION DATE OF ORIGINAL DISTRICT AND DEVELOPMENT PLAN:</b>		March 18, 2002			

Increased Assessed Value (IAV); Real/Personal Property (RP/PP)

■ **COMPANY OR DEVELOPER DATA**

<b>ENTITY ADDRESS</b>	Dragon Products Company, Inc. 38 Preble Street, Portland, ME 04104 107 New County Road, Thomaston ME 04861				
<b>PROJECT</b>	To modernize its cement production from a "wet" to "dry" process, which shortens the time product spends in the kin process by half, requiring less fuel (portion of Map 11 lot 2).				
<b>NEW INVSTMNT</b>	\$39,500,000	<b>FT JOBS NEW</b>	n/app	-	-
<b>NEW PAYROLL \$</b>	n/app	<b>AVG WAGE/YR</b>	n/app	-	-
<b>#NEW JOBS</b>	n/app	<b>FT JOBS RETAINED</b>	n/app	-	-
<b>AVGE WAGE \$</b>		<b>AVG WAGE/YR</b>	n/app	-	-

Company (CO); Developer (DEV)

■ **STATUTORY REQUIREMENTS**

<b>WITHIN ACREAGE CAP?</b>	34	Y	<b>MUNICIPAL BONDS ISSUED? Y/N/MAY</b>	H Y
			<b>TAX SHIFTS CALCULATED?</b>	Y
<b>OAV CERTIFIED?</b>	Real OAV: \$13,323,000 Personal OAV: 12,036,600 Total: \$25,359,600	Y	<b>PUBLIC NOTICE AND HEARING?</b>	Y
	<b>WITHIN VALUE CAP?</b>	EX	<b>PASSED BY MAJORITY VOTE? 222/48</b>	Y

# MTIF: Application Synopsis for Commissioner Consideration

\*Downtown; Transit-Oriented Development; Community Wind Power; Single Taxpayer/High Valuation exemptions may apply (EX\*).

## ■ PLANNED REVENUE DISTRIBUTION

<b>TO GENERAL FUND (NON-TIF)?</b>	\$1,598,431	(actual to date)			
<b>FOR MUNICIPAL DEBT?</b>	\$1,375,000	<b>IF AMD, ANY BONDS TO DATE?</b>		Y	
<b>FOR CREDIT ENHANCEMENT AGREEMENT?</b>	\$10,846,190(actual amount paid)	<b>OMNIBUS DISTRICT</b>	N	<b>TIF POLICY</b>	N
<b>REIMBURSEMENT SCHEDULE</b>	20- year term, with 80% of 90% CAV returned to Dragon Products Company, starting with FY 2003, capped at 150% of the Projected Company Benefit Amount (CEA Section 3.2.1). <b>AMD-1: CEA ended during 2021 fiscal year.</b>				
<b>FOR BONA-FIDE ECONOMIC DEVELOPMENT?</b>	\$3,539,693	Actual FY 2004-2022			
	\$9,742,385	Projected FY 2023-2033			
	\$13,282,078	Total			

**PUBLIC PROJECTS/COSTS**

\$5,744,321 **\$16,914,321** | Projects added with AMD-1 are underlined.

(T1) Sewer improvements of sewer line extension within District and related improvements to allow connection of the Dragon Cement facility to the Town's municipal public sewer system \$1,743,574 Ψ; Professional services costs \$20,000; Administrative costs, including prorated municipal staff time spent relative to Program implementation \$100,000;

(T2) Fire Safety improvements as follows: ladder truck purchase, pumper truck purchase, thermal imaging equipment, SCBA cylinders purchase and other on-site safety improvements \$1,000,748 Ψ; Cost reasonably related to construction, alteration, or expansion of any facilities not in District that are required due to District improvements or activities, including sewage or water treatment plants, environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, public safety facilities and street amenities \$2,600,000 Ψ ‡; Public safety improvement costs made necessary by the District, such as roads, sidewalks, and traffic safety improvements \$1,000,000 Ψ; Costs of public facilities or improvements located/approved in the Town's existing Downtown TIF District, provided such funding costs are solely related to mitigate any adverse impact this TIF District has to the Town and its constituents \$2,000,000;

(T3) Costs associated with development of fisheries and wildlife or marine resources projects, pursuant to MRS Title 30-A §5222 (10-A) \$1,500,000; Costs related to construction or operation of public safety facilities, the need for which is related to general economic development within Town, not to exceed 15% of District CAV \$2,000,000; Broadband and fiber optics expansion projects costs as it relates to commercial uses/activities, or in non-commercial unserved broadband areas within Town as defined by ConnectMaine Authority Title 35-A, Section 9204-A §1 \$250,000; Funds to support Town's economic development programs, including funds to market Town as a business location \$2,000,000≈; Permanent revolving loan funds, investment funds and grants programs per § 5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time and grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities \$1,000,000; Costs of funding environmental improvement projects developed by Town for commercial use or related to such activities \$100,000; Skills development and training programs costs, and equipment costs for such programs, related to jobs creation or retention in Town \$50,000; Costs for quality child care facilities, as defined by 30-A M.R.S.A. §§ 5222(2-A), including finance costs and construction, staffing, training, certification and accreditation costs related to child care \$50,000≈; Costs associated with new or existing multiple use recreational trails having significant potential to promote economic development \$1,500,000 Φ.

**EXCLUDING ANY COSTS/FUNDING FOR:**

- Φ Public park(s)
- Ψ Private residential distribution line(s)/benefit residential users
- ‡ Unauthorized project costs as defined under 30-A M.R.S.A 5225 (2)

Projects unique to this District/Program?  YES  NO: projects marked ≈ are common to Thomaston Green Downtown district.

Over TIF Term (OTT); §5225(1) (A-C) = Tier (T) 1-3

## ■ STAFF RECOMMENDATION

## MTIF: Application Synopsis for Commissioner Consideration

<b>DEVELOPMENT PROGRAM OFFICER (DPO) REVIEWED APPLICATION AND OFFERS THIS OPINION:</b>	Recommend approval to the best of my knowledge; no concerns.		
<b>DPO RECOMMENDS COMMISSIONER APPROVAL? Y/N/OTHER</b>	<b>Y</b>	<i>T. M.</i>	5/12/2022
<b>APPLICATION RECEIPT DATE</b>	<b>1/20/2022</b>	<b>CHECK AFTER DATA ENTRY</b> <input type="checkbox"/>	

Form revised 5/14/2020



Town of Thomaston

## Major Capital Projects Update

As of September 1, 2022

**Mill River Crossing** – This project will construct a multi-use sidewalk beginning on Fish Street, crossing Mill River along Main Street (Route 1) and going up west side of Route 131 to the top of grade and a crosswalk to east side of street. This is part of the Village Trail called for in the Parks & Trails Master Plan and was a recommendation on the Town Manager’s list of goals for 2022 based on the recommendations in the 2020 Comprehensive Plan.

Financial – This is a partnership with MaineDOT with them paying 80% of all costs and the Town paying 20%. The project is divided into two parts – Design and Construction. The design phase can cost up to \$90,000 and has an approved MaineDOT grant of up to \$72,000 that requires a local match of up to \$18,000. The local funds are in the approved FY 2022/23 Town budget. The construction phase can cost up to \$183,000 and MaineDOT has set aside \$146,400 (we have to successfully complete the design phase to get this) and requires a local share of up to \$36,600. This would have to be in a future Town budget. The completed project can cost up to \$273,000.

Maintenance – Public Works will be responsible for future maintenance that will primarily be snow removal. This project will increase the length of sidewalks by 3% and will slightly increase the PWD workload. Crosswalks (2) will have to be repainted annually.

Schedule – Design in 2022 to 2023. Construction in 2023 to 2025.

Steps completed – Funding for the design phase is in place. MaineDOT has selected an engineering firm to do the design

Next steps – MaineDOT doing field survey as of 4<sup>th</sup> week of August.

Supervisors – Brandon Allen & John Fancy

Consultants – MaineDOT

**Knox Street Rebuild** – This will completely rebuild the half-mile street from Main Street to Water Street with new underground utilities (as needed) construct a new ADA compliant sidewalk and replace existing road surface and base. This is a high priority item in the 2020 Comprehensive Plan approved by the voters.

**Financial** – The total cost is not known but is estimated at up to several million dollars. Up to \$15,000 has been approved for the Preliminary Engineering Report (PER). The Water Company will be responsible for the cost of replacing the water line.

**Maintenance** – Public Works is now and will be responsible for maintenance that should be the same, or slightly less, than currently.

**Schedule** – Complete the PER in 2022. Search for grant funds in 2023. Final design and construction will depend on availability of funding.

**Steps completed** – Landmark Engineers have been retained as engineers for this project.

**Next steps** – Landmark will prepare the Preliminary Engineering Report to be completed by the end of this year.

**Supervisors** – Brandon Allen & John Fancy

**Consultants** – Landmark Engineers

**Solar Array System D** – Install 45 solar panels on the roof of the garage at the Pollution Control Facility. This will increase the amount of electricity generated at the facility by about 22,739 kWh/yr bringing it up to about 35% of the power used each year. Generating more of our own electricity will provide power to allow heat pumps to be installed in more of the municipal building resulting in lower fuel costs.

**Financial** – System will cost \$55,685 with \$52,579.51 coming from the remainder of the 1.2M borrowed for the large solar array, System C, and \$3,105.49 from the Pollution Control budget. All funds needed are currently available.

**Maintenance** – Annual inspection and any repairs are covered by existing funds in the Solar Reserve account that is funded by Pollution Control.

**Schedule** – Installation scheduled for October 2022. NOTE:

**Steps completed** – Contract signed with Maine Solar Solutions. All materials on hand except inverters that will not be delivered until October.

**Next steps** – Complete paperwork with CMP for connection. Work with contractor on installation of system.

**Supervisor** – John Fancy

**Contractor** – Maine Solar Solutions

**Workforce Housing Phase 1** – The goal of this project is the development of about 12 living units of affordable housing targeted at people working in the area. The reason for this is the severe shortage of housing for workers in the public safety, manufacturing and retail sectors of the local economy and the unique opportunity the Town had to acquire approximately 30 acres of usable land adjacent to the built up village area. This was the #1 recommendation on the Town Manager’s list of goals for 2022 based on the recommendations in the 2020 Comprehensive Plan.

Financial – All expenses incurred in this phase, engineering, legal, surveying, etc., will be reimbursed to the Town by the sale of the lots to the developer.

Maintenance – Maintenance on any portion of this parcel sold will be the responsibility of the property owner. Public Works will assume maintenance of any future public road.

Schedule – Project completed by June 2023.

Steps completed – Project approved by voters. Deal made with Geo. Hall. Parcels surveyed and deeds drawn up.

Next steps – Complete transfer of lands. Complete option to Maine Workforce Housing LLC (MWH). Planning Board approval by MWH.

Supervisor – John Fancy, Kara George and Diane Giese.

Contractor – Maine Workforce Housing LLC (MWH).

**New Public Service Building** – This would replace the existing Fire Station with a new building that would serve both the Fire Department and the EMS.

Financial – Unknown at this time.

Maintenance – Unknown at this time.

Schedule – Preliminary study completed by March 2023.

Steps completed – Set up committee to investigate options.

Next steps – Locate site and outline structure requirements.

Supervisor – Kara George

**West Water Street Alterations** – This portion of the street will be subject to flooding at high tide and during severe storms as a result of climate change. Flooding will also cause the wastewater pumping station and surrounding manholes to go under water resulting in pollution entering the St. George River.

Financial – The Preliminary Engineering Report, environmental review, final design, permitting and cost estimating are estimated to cost up to \$75,000. Application has been made to the Maine Infrastructure Adaptation Fund (MIAF) for a \$71,250 grant (95%) funding and the local share would be up to \$3,750 with half coming from the Pollution Control budget and half from Economic Development.

Maintenance – Public Works is now and will be responsible for maintenance that should be the same, or slightly less, than currently.

Schedule – Approval of funding by January 2023. Retain engineering firm to complete work up to construction.

Steps completed – Project outlined and application sent to MIAF for construction.

Next steps – Approval of design grant from MIAF.

Supervisor – Brandon Allen & John Fancy

**School Loop Trail** – This is over a mile of loop trails beginning in the village next to the Town office then looping through the school property to Maurice Avenue and back to the starting point. It is a partnership between the Town, the school, Georges River Land Trust and Side Country Sports. It is recommended in the Parks & Trails Master Plan and was a recommendation on the Town Manager’s list of goals for 2022 based on the recommendations in the 2020 Comprehensive Plan.

Financial – Funds for final design and construction may come from one or more of the following: MaineDOT’s Safe Routes to School; Maine Outdoor Heritage Fund; the Recreational Trails Program and/or the Land and Water Conservation Fund. Additional funds will come from the Thomaston Pollution Control Department budget for Trail Maintenance.

Maintenance – Funds for maintenance of trails, including this one, has been included in the Pollution Control budget for many years and is planned to continue.

Schedule – This will be a multi-year project.

Summer & fall 2022 - Select final trail location, preliminary design of trails, discuss location of trails with landowners and apply for grant funds.

Winter & spring 2023 – Prepare final design and made final arrangements with landowners.

Construction of trails to begin when funding is available.

Steps completed – Trail route outlined. School and landowners contacted about providing use of land. Map 107 Lot 108 has been donated to Town at no cost by Sawyer Estate.

Next steps – Get voter approval for Sawyer Estate land donation. Complete agreement with school. Have preliminary design done.

Supervisor – John Fancy

**New Wadsworth Street Parcel** – This newly acquired parcel next to the St. George River is planned for a small craft launch site, rest area and picnic use. It contains the last remnants of a lime kiln that were once common in Thomaston's past. It also provides access to the Thomaston Beach site. This was the #2 recommendation on the Town Manager's list of goals for 2022 based on the recommendations in the 2020 Comprehensive Plan.

Financial – Received \$45,000 grant from Land for Maine's Future to purchase property. Have been approved for \$7,000 grant from Shore & Harbor funds for design.

Maintenance – As discussed in the Parks & Trails Master Plan the Town has no program for maintaining or funding the maintenance of its parks.

Schedule – Planning & design in 2022. Construction in 2023.

Steps completed – Acquired the parcel from the state of Maine. Fencing donated to protect public around kiln.

Next steps – Install fence. Procure five picnic tables. Prepare and install signage.

Supervisor – Sandy Moore

**River Dredging** – The channel, coming up stream, in the St. George River as it approaches the Thomaston Public Landing tends to fill in over time (this is where the river opens out and the flow slows down allowing solids to settle). It has been over 50 years since the channel was dredged and to keep the river open for larger boats it needs to be done again. This project will be a cooperative arrangement between the Town, the Army Corp of Engineers (ACOE) and the Coast Guard. The ACOE has jurisdiction over the river to a line near the large buoy but the Town controls the area above that.

**Financial** – Most of the cost will be borne by the ACOE but the Town's cost's are unknown at this time.

**Maintenance** – No long-term maintenance costs to the Town are anticipated.

**Schedule** – The timing of the actual dredging will depend on ACOE funding but likely will not occur for several years.

**Steps Completed** – The application has been submitted to the ACOE. Survey has been scheduled. Funding for sampling and testing is waiting for approval in Washington.

**Next Steps** – Determine dredging area and volume to be removed by survey of area. Collect and test samples of river bottom in proposed dredging area.

**Supervisors** – John Fancy, Peter McCrea, Kara George

## ***Thoughts from Kendray of things that may help focus Thomaston's Downtown:***

- Live music and other entertainment
- Children's activities (involve local Girl Scout troops and/or non-profit groups in planning/executing)
- Seasonal decorating contest - one for storefronts and one for Thomaston residents. Voted on by the public, with prizes for the winners.
- Coordinated effort among Main Street merchants - sidewalk sales, discounts, giveaways. Encourage businesses that aren't typically open on weekends to find a way to engage. Treat it as an open house to raise awareness of their business.
- Some kind of seasonally-themed community art/decoration project. For fall, could be creating/decorating scarecrows to be placed around the downtown. For spring, could be painting/decorating banners/flags to hang in town.
- Seasonally appropriate family-friendly "drive-in movie" in the Library parking lot

### **Winter Scavenger Hunt**

*Purpose: Drive traffic to downtown businesses during a season that is traditionally slower.*

\  
inspiration: <http://www.rochestermainstreet.org/bigfoot.html>

- Participants would get a punch card. Once they find all of the hidden \_\_\_whatever creature we choose\_\_\_ they can submit it for a chance to win a prize.

### **Living History Tours**

*Purpose: To give tourists a reason to stop in Thomaston instead of driving through.*

- Foster collaboration between Main Street businesses and area nonprofits - specifically Knox Museum and Thomaston Historical Society.
- Highlight the aspects of Thomaston's history that are unique, interesting, or noteworthy.
- Schedule tours during times when downtown businesses are open, start and end tours in the downtown area so folks can "stop and stay awhile"

## **Merchant Education Series**

*Purpose: To provide merchants with the tools they need to build successful businesses*

- Every other month, or possibly monthly if there's enough interest
- Poll business owners to find out what areas they would like support and education.



## **Kendray's Experience:**

\*Experience living and working in a town with a vibrant, active Main Street community.

\*Good relationship with Amanda McDaniel, current Director of Main Street Bath, who has offered to provide guidance and advice.

\*Experience planning and executing public events.

\*Energy, experience and enthusiasm for the work of building a cohesive, successful Main Street and Thomaston vibrant community.

## **Purpose:**

Position Thomaston as the preferred destination for new and existing businesses to thrive while assisting in building a family-friendly town. Seek finance opportunities for economic development as well as work with prospective parties interested in locating a business in Thomaston. Create a positive association with Downtown Thomaston in the minds of area residents and our existing businesses.

## Kara George

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**From:** Kara George <kgeorge@thomastonmaine.gov>  
**Sent:** Monday, August 8, 2022 10:01 AM  
**To:** Bill Hahn  
**Subject:** FW: Information to Share, Affordable Housing

Maybe for the next EDC meeting?

**Kara George**  
**Town Manager**  
**Town of Thomaston**  
13 Valley St.  
Thomaston, ME 04861  
Ph. (207) 354-6107  
Fax (207) 354-2132

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**From:** Janet Bouchard <bouchardbookkeeping@hotmail.com>  
**Sent:** Friday, August 5, 2022 10:32 AM  
**To:** Mandy Everett <meverett@thomastonmaine.gov>; Brian Doyle <bdoyle@thomastonmaine.gov>  
**Subject:** Information to Share, Affordable Housing

Mandy and Brian, good morning. I hope your summer is going well, a good balance between work and leisure.

- **Thank you** both for your guidance and time so far relating to my client's land on 38 Old County Road in Thomaston.
- I've been working to deliberately and quietly market it to viable parties who have a heart for affordable housing. Interest has been encouraging, all parties like the property for its many merits. Sadly, so far, no offers will result from these non-profits. One is just too busy, can't take on any more. The others have stated funding is the obstacle so their responses are, "no". I've called, met with and emailed anyone and every non-profit been referred to me. I am learning it's moot to explore this with contractors now; they're all so busy, most are booked out two years, have no interest in tying up resources into buying land for a future project like this.
- Piqued by the obstacle of funding, I've looked more into funding. I reached out to Greg Payne (Senior Advisor on Housing Policy, Governor Mill's Office of Policy Innovation and the Future). From him in context of my client's land, I learned ...
- *"...the Rural Affordable Rental Housing program might have been the solution here, but uptake for that program was like nothing I'd ever seen. We announced it in May and then MaineHousing had to cut off applications about two months later. I think it is certainly possible that it could be re-started next year, but that will depend on whether the Legislature authorizes more funding. I think the same is probably true regarding ADUs... there is no such funding earmarked for that right now, but it is possible that the Legislature could set aside some money for it next year given the increased interest and the passage of the zoning bill earlier this year. All that said, I could see this (my client's land) being a match for Habitat and there does still remain some funding available under MaineHousing's Affordable Homeownership Program."* I did share that information with the Director of Habitat.
- I'm sharing this with you because I know you also have a heart for this issue. And, my client and I are feeling resigned to the reality we may have to proceed marketing this with a realtor. I don't want to do that but what other choice is there? I did share that with Greg.

Questions:

1. Does the Town have funds they could offer up for a project such as this?
2. If so, how in general terms do prospective buyers become aware of and apply for that funding?
3. The Bangor Daily News last weekend paper stated the statewide housing shortage as about 10,000 units, "the state is working toward a goal of having 1,000 affordable units produced every year." So doing the math, infers at current levels, it may be 10 years before there is enough housing ... how can we live with that?
4. Can Thomaston lead the way in asking the private sector to donate funds to put toward this effort, funds that can be used to make affordable housing happen? There could only be much to gain to partner with the press and ask for funding and issue philanthropic donations tax-deductible receipts for their generosity. Such funding could offset land, infrastructure and construction costs to make this happen.
5. Again, I share this because I know you have a heart for this issue. The current paradigm seems to be letting the private sector and non-profits be the ones to step up. Why can't the community take the reins and start with one project and get this done? We have wealthy families in our midst who just need their eyes and checkbooks opened who could be pivotal in stepping this effort up.

Thank you,

**Janet Bouchard**

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**76 Donahue Drive**

**South Thomaston, ME 04858**

**207 975-5195**

**[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)**

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**From:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>

**Sent:** Tuesday, May 10, 2022 9:40 AM

**To:** Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>

**Subject:** Re: Question Regarding Interested Contractors/Parties - Affordable Housing

Thank you, Brian.

**Janet Bouchard**

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**South Thomaston, ME 04858**

207 975-5195

**[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)**

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**From:** Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>  
**Sent:** Tuesday, May 10, 2022 9:29 AM  
**To:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>  
**Subject:** RE: Question Regarding Interested Contractors/Parties - Affordable Housing

Janet:

I've asked people who are connected to housing for a list of developers who have a track record of success working in the Midcoast region. I was told this type of list doesn't exist at this time.

I contacted Developers Collaborative <https://www.developerscollaborative.com/about> and learned they have expertise in various types of housing projects and have been active in various counties in Maine.

The primary organization we are working with is called Maine Working Homes LLC. They are currently pursuing a project in Thomaston and may not have an interest in tackling another at this time. I'll email them and ask if they'd like me to introduce you to them.

Avesta Housing is the player in the state. <https://www.avestahousing.org/>

There is also a local person who has had some success with developing housing. I'll get his contact information for you.

Some developers like to own the rental units they build. Some like to sell the single family homes they develop. Everyone needs to make some money in order to stay profitable. Each town and developer is trying to find resources to reduce their expenses and keep the project affordable.

Sorry I can't give you better information.

Brian

**Brian Doyle**  
Economic Development Specialist  
Town of Thomaston  
13 Valley Street  
Thomaston ME 04861  
(207) 615-5586

[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)

**From:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>  
**Sent:** Monday, May 9, 2022 2:51 PM  
**To:** Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>  
**Subject:** Question Regarding Interested Contractors/Parties - Affordable Housing

Brian, good afternoon. I hope this finds you well.

Last year when we first began our communications, you had mentioned your office had received inquiries from a few folks interested in creating affordable housing. I sensed there may have been a few builders that had reached out. Can you recall who they were, and can their information be disclosed to me? As I get aligned more with readying Mr Faulcon's property to be available to sell, I'd like to have that information, if possible.

Of course, our goal is to have that property pass on to someone who will use it for affordable housing. I'm eager to receive any insights on how one navigates that, in a manner that ensures the buyer has that end goal in mind. Any advice you and your team can offer is much appreciated!

Thank you,

**Janet Bouchard**

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**South Thomaston, ME 04858**

**207 975-5195**

**[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)**

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**From:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>

**Sent:** Thursday, May 5, 2022 8:25 PM

**To:** [dmartucci@thomastonmaine.gov](mailto:dmartucci@thomastonmaine.gov) <[dmartucci@thomastonmaine.gov](mailto:dmartucci@thomastonmaine.gov)>

**Cc:** Mandy Everett <[meverett@thomastonmaine.gov](mailto:meverett@thomastonmaine.gov)>; Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>

**Subject:** Following-Up on Subdivision Application, for Mill Stream Subdivision, Old County Road

Dave good evening. Thank you for your email response, below. The required application was submitted a few weeks ago with the required \$100 fee. A few questions:

- So am I correct, the town is taking care of publishing the required notice?
- I understood I should appear at the next Planning Board meeting. What is the date and time of that next meeting? I thought it was May 17 but I heard it may be the 19th.
- What exactly do I need to bring and prepare?
- Since property taxes on the dissolved subdivision will differ from those currently in place, what do I need to know/do to get those adjusted?
- This is new to me so I really appreciate your assistance!

Best regards,

**Janet Bouchard**

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**76 Donahue Drive**

**South Thomaston, ME 04858**

207 975-5195

**bouchardbookkeeping@hotmail.com**

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**From:** Dave Martucci <[dmartucci@thomastonmaine.gov](mailto:dmartucci@thomastonmaine.gov)>

**Sent:** Monday, April 4, 2022 4:31:59 PM

**To:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>

**Cc:** Mandy Everett <[meverett@thomastonmaine.gov](mailto:meverett@thomastonmaine.gov)>; Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>

**Subject:** RE: Request for Your Assistance - Regarding Mill Stream Subdivison, Old County Road

Janet,

You are close. Thomaston's Land Use and Development Ordinance says

727.3.6-Failure to commence substantial construction of the subdivision within five (5) years of the date of approval and signing of the Plan shall render the Plan null and void. Upon determining that a subdivision's approval has expired under this paragraph, the Thomaston Planning Board shall have a notice placed in the Registry of Deeds to that effect.

So what you need to do is get on the board's agenda and ask them to make the determination and place the notice. It helps if you have the notice ready to go for them.

After that, the parcel becomes one piece of land again (and taxes will go down significantly) so you can do whatever you want. Forget about how the lots were delineated on the subdivision plan. You can slice off whatever you want and keep whatever you want at that point. Forget about "merging" any lots as at that point they won't exist.

You will have to maintain the drainage from lot 204-093, which they have a deeded right to and in order to sell the back land, you'll have to pass on part of the ROW you have to the driveway to 204-091.

Your only constraint for your own development is getting a building permit. You would likely need to go through Site Plan Review to alter or expand the present building, which was permitted as a "Shop used in pursuit of trade".

Please let me know if you have any further questions.

David B. Martucci, CMA  
Town of Thomaston, Maine  
Assessors' Agent/Addressing Officer/Deputy Code Officer  
13 Valley Street  
Thomaston ME 04861-3818  
(207) 354-6107 ext. 109  
[dmartucci@thomastonmaine.gov](mailto:dmartucci@thomastonmaine.gov)  
<https://thomastonmaine.gov/taxinformation>

*Please be advised that pursuant to Title 1 M.R.S. § 402(3), a public record includes any written, printed or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction of public or governmental business and contains information relating to the transaction of said business; therefore, the public is advised that any correspondence, whether by traditional method or e-mail with Town offices or Town officials, with certain limited exceptions as defined by law, is a public record and is available for review by any interested party.*

**From:** Janet Bouchard <[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)>  
**Sent:** Monday, April 4, 2022 11:09 AM  
**To:** Dave Martucci <[dmartucci@thomastonmaine.gov](mailto:dmartucci@thomastonmaine.gov)>  
**Cc:** Brian Doyle <[bdoyle@thomastonmaine.gov](mailto:bdoyle@thomastonmaine.gov)>; Mandy Everett <[meverett@thomastonmaine.gov](mailto:meverett@thomastonmaine.gov)>  
**Subject:** Request for Your Assistance - Regarding Mill Stream Subdivision, Old County Road

Dave, good morning. I was referred to you as the proper person to assist with the following. This is in regards to what is now the Mill Stream Subdivision, on Old County Road; in short, the property owner wishes to totally dissolve that subdivision. Please assist?

My understanding is a letter to the registry of deeds is needed to formally request dissolving the subdivision, formed in 2008. I understood that falls into your area of expertise. I represent the subdivision owner, as his business P.O.A..

Then, once the subdivision is formally dissolved, my client wants:

1. To merge what is now commercial lot #1 & residential lot #2 as one commercial property.
2. To retain that merged property for himself.
3. To promptly place the remainder of the property up for sale, in hopes it will be developed for affordable housing of some kind.
4. In 5+ years, to demolish the existing shop building on lot #1.
5. In 5+ years, to rebuild a much nicer, somewhat larger, 2 story shop building with an upstairs office/apartment with nicer landscaping etc where the dumpsters etc would be situated in the back out of sight.

My understanding is:

- After 5 years, a subdivision is automatically considered inactive, making this a pretty straightforward task.
- That you are the official with the expertise to aid in getting the needed letter to the registry of deeds to request and to record the that the subdivision no longer exists.
- You would assist merging lot #1 and lot #2 together, helping with boundary lines to divide the rest so we may be aligned to place the property on the market.

So far, I've had the pleasure of speaking with Brian Doyle and Mandy Everett on behalf my client. They've been tremendously helpful and insightful. I do appreciate your time and expertise in this process. I would be grateful to meet with you, and whoever else you recommend to expedite the needful for this.

Most sincerely,

**Janet Bouchard**

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**South Thomaston, ME 04858**

**207 975-5195**

**[bouchardbookkeeping@hotmail.com](mailto:bouchardbookkeeping@hotmail.com)**

To: Kara George  
From: Mathew Eddy  
  
Date: July 28, 2022  
  
Subject: Thomaston Green

The following is an outline of the strategic planning process I propose for the Thomaston Green project. The goal is to establish a plan for the community to move forward with. For the process to be effective, the community participants must represent as many different perspectives of Thomaston Green program as possible. We will utilize all available background materials to describe the current status of the Green. It will provide a neutral presentation at the start of the process. September 15The project will be paid for through our technical assistance program, with matching funds from MCOG dues.

The process will be run as follows:

- **Phase 1. The SWAT Analysis (September 15)**
  - A local staff/volunteer presentation on the history of Thomaston Green (this part televised)
  - MCOG facilitated SWAT analysis (televised if we can make the room work)
  - Priority ranking exercise
  
- **Phase 2. Program Design (September 29)**
  - Staff will present the SWAT report in terms of priority areas identified by the community.
  - Each topic will be reviewed by the group, in order of priority. To be discussed will be:
    - Action Step
    - Responsibility
    - When
    - Benchmark
  - The entire group will be asked to prioritize the Action Steps



- **Phase 3 Action Plan.**

The action plan will be drafted by MCOG staff and presented to the Board of Selectmen for their consideration. The components will include:

- Defined actions organized by priority and timing
- Financial resources needed to implement the action, if any
- Responsible parties
- Time Frame to complete the action
- Benchmarks