



**SELECT BOARD MEETING
MONDAY, MAY 8, 2023
REGULAR MEETING: 6 P.M.**

IN-PERSON AT 13 VALLEY STREET

LIVE STREAMING AVAILABLE ON THE TOWN WEBSITE OR BY VISITING:

https://www.townhallstreams.com/towns/thomaston_me

CAN'T ATTEND A MEETING? PLEASE SUBMIT QUESTIONS/CONCERNS TO THE TOWN MANAGER AT:

kgeorge@thomastonmaine.gov

REGULAR MEETING 6:00 P.M.

1. CALL THE MEETING TO ORDER

2. PUBLIC HEARINGS:

- A. The renewal application of the Retail Marijuana Manufacturing License of CannaNectar Canning Co., LLC, located at 151 New County Road, Thomaston, Maine, pursuant to Thomaston Ordinances, Chapter 7, Land Use, Section 716.16.7.3.
- B. The renewal application of the Retail Marijuana License Application of Green Alien Cannabis Company, located at 155 New County Road, Thomaston, Maine, pursuant to Thomaston Ordinances, Chapter 7, Land Use, Section 716.16.7.3.
- C. Consider local authorization for the business Higher Vibes located at 212 New County Road to operate as a medical marijuana caregiver. Pursuant to Thomaston Ordinances, Chapter 7, Land Use, Section 716.16.7.3.

3. APPROVE THE MINUTES OF:

4. APPROVE THE WARRANTS

5. ADJUSTMENTS TO THE AGENDA

6. TOWN MANAGER'S REPORT

7. TOWN BOARDS & COMMITTEES UPDATE

8. PUBLIC COMMENTS

Letter from OHSTT Solid Waste Corp. Board of Directors on the Hazardous Waste Day.
Letter from RSU #13 Supt. John McDonald

9. OLD BUSINESS

10. NEW BUSINESS

- A. Review for approval the Town Meeting Warrant for June 15, 2023.
**Note: Article 5 appraisal of the parcel for the Knox Clinic will be announced at the meeting.
- B. Approve the annual Penbay Amateur Radio Club request to use the Thomaston Green on June 24 and June 25, 2023.
- C. Approve the appointment of Patti Spaulding to the Academy Board of Trustees.
- D. Review for approval the annual request of Jane Karker, of Maine Authors Publishing, to close a portion of upper High Street for their annual Book Festival on August 26th from 9-5pm.
- E. Approve the date of June 1st for the Public Hearing for the (3) June Warrant Articles that pertain to the Thomaston Green. Hearing to be held at 6:00 PM in the Lura Libby Room.

Upcoming Dates

Monday, May 8 th	6:00 p.m.	Select Board
Tuesday, May 9 th	5:00 p.m.	Harbor Committee Meeting
Wednesday, May 10 th	6:00 p.m.	Conservation Committee
Thursday, May 11 th	6:00 p.m.	Knox Clinic Public Workshop/Lura Libby Room
Tuesday, May 16 th	5:30 p.m.	July 4 th Committee Meeting/Lura Libby Room
Tuesday, May 16 th	6:00 p.m.	Planning Board Meeting
Wednesday, May 17 th	9:00 a.m.	Watts Block Trustees Meeting
Thursday, May 18 th	9:00 a.m.	Economic Development Comm. Meeting
Monday, May 22 nd	6:00 p.m.	Select Board
Thursday, May 25 th	6:00 p.m.	Recreation Comm. Meeting
Thursday, May 25 th	6:00 p.m.	RSU #13 Budget Meeting/Oceanside High School
Thursday, May 25 th	7:00 p.m.	OHSTT Transfer Station Meetinge
Monday, May 29 th		Memorial Day Holiday – Office Closed



OFFICE OF CANNABIS POLICY

DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES

Maine Adult Use Local Authorization Renewal Form

This Local Authorization Renewal Form must be completed by the host municipality, county commissioners or the Maine Land Use Planning Commission. The authorized local official responsible for completing this Form must return it to the Office of Cannabis Policy at Licensing.OCP@maine.gov or 162 State House Station, Augusta, Maine 04333.

If the authorized local official in receipt of this Form has not recently met with the Office of Cannabis Policy to discuss the local authorization process and OCP's expectations for completion of this Form, please contact the Director of Licensing, at Licensing.OCP@maine.gov or (207) 624-7530, prior to filling it out.

Section 1: License Information. Information to be completed by the licensee.				
Section 1(a): Required information for all licensees.				
Business Legal Name Green Alien Cannabis Company, LLC		Business DBA Cannabis Cured Retail		License Number AMS565
License Type Adult use cannabis store				
Mailing Address 254 Commercial Street, STE 245 Portland, ME 04101			Facility Phone 207-835-4355	
			Primary Contact Person Malina E. Dumas, Esq.	
			Primary Contact Email Malina.dumas@dentons.com	
Has the licensee made any changes to ownership or plans of record filed with OCP since the time of the licensee's last received local authorization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If "yes", has the licensee provided the all applicable information regarding those changes to the municipality, town, plantation, county commission and/or Maine Land Use Planning Commission? <input type="checkbox"/> Yes <input type="checkbox"/> No				
Section 1(b): Additional required information for cultivation facility licensees. All cultivation facility licensees must indicate below whether or not the licensee is requesting an increase in cultivation tier (for existing Tier 1, 2, 3 licensees) or an increase in plant canopy area (Tier 4 licensees, once every 2 years up to an additional 7,000 square feet).				
1. Is the cultivation facility licensee requesting an increase in Tier upon renewal? <input type="checkbox"/> Yes <input type="checkbox"/> No			If "yes", which Tier is the licensee requesting upon renewal? <input type="checkbox"/> Tier 2 (up to 2,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 3 (up to 7,000 sq. ft. of mature plant canopy) <input type="checkbox"/> Tier 4 (up to 20,000 sq. ft. of mature plant canopy)	
2. Is the cultivation facility licensee a Tier 4 licensee that is requesting an increase in the square footage of canopy the licensee is permitted to cultivate? <input type="checkbox"/> Yes <input type="checkbox"/> No				
3. What is the total square footage of the plant canopy the cultivation facility licensee intends to cultivate upon renewal of the licensee's cultivation facility license? Total square footage:				
Section 2: Cannabis Establishment and Local Authorization Information. This section to be completed by the Municipality, County Commissioners, or Maine Land Use Planning Commission in receipt of request for Local Authorization.				
Physical Location of Establishment (include unit number)		Municipality/Town/Plantation/Township		County
				State
				ZIP
Tax Map #			Tax Lot #	
Owner of Record of the Physical Location Listed Above				
Date Local Authorization Form Presented to the Municipality, County Commissioners, or Maine Land Use Planning Commission			Date Local Authorization Form Approved by Municipality, County Commissioners, or Maine Land Use Planning Commission	

If this is a Local Authorization from a *municipality*, complete Section 3.

If this is a Local Authorization from a *town, plantation or township in the unorganized and deorganized areas* through the county commissioners or the Maine Land Use Planning Commission, complete Section 4.

Section 3: Local Authorization of Cannabis Establishments within Municipalities. This section to be completed by the Municipality in receipt of request for renewal of Local Authorization.

Section 3(a): Request for renewal of local authorization to operate Cannabis establishment in municipality prohibited unless authorized by municipal ordinance or warrant article. A person operating a Cannabis establishment within a municipality may not request renewal of local authorization to operate the Cannabis establishment, and a municipality may not accept as complete the person's request for renewal of local authorization, unless the municipality continues to permit, by ordinance or warrant article, the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is an ordinance or warrant article in effect that allows some or all types of Cannabis establishments within the municipality, including the type of Cannabis establishment the person is currently operating within the municipality as indicated in the "License Type" box of Section 1 of this form?

Yes No

Has the ordinance or warrant article authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization from the municipality? *If "yes", please attach a copy of the updated ordinance or warrant article to this form.*

Yes No

Section 3(b): Minimum authorization criteria. A municipality may not renew the authorization for the operation of a Cannabis establishment within the municipality unless the following questions are answered in the affirmative.

Is the existing Cannabis establishment located equal to or greater than 1,000 feet of the property line of a preexisting public or private school? If the municipality by ordinance or other regulation prohibits the location of Cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.

Yes No

If applicable, municipality has ordinance or other regulation requiring distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment?

Yes No

Section 3(c): Local authorization required for continued operation of Cannabis establishment within municipality. A person may not continue to operate a Cannabis establishment within a municipality unless the following question is answered in the affirmative.

Has the person obtained all applicable municipal approvals, permits, or licenses that are required by the municipality for the continued operation of this type of adult use Cannabis establishment? By selecting "yes" below, the municipality is affirming that no further action by the municipality is required prior to the Office of Cannabis Policy's renewal of the active license. The Office of Cannabis Policy encourages the municipality to coordinate the issuance date of a local license with the Office when appropriate. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*

Yes No

Section 4: Local Authorization of Cannabis Establishments within Towns, Plantations and Townships in the Unorganized and Deorganized Areas. This section to be completed by the Maine Land Use Planning Commission, or if outside MLUPC's administration, by the appropriate county commissioners in receipt of request for renewal of Local Authorization.

Section 4(a): Request for renewal of local authorization to operate Cannabis establishment in town, plantation or township in unorganized and deorganized areas prohibited unless generally allowed by town or plantation or by county commissioners on behalf of township. A person operating a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas may not request renewal of local authorization to operate the Cannabis establishment, and the Maine Land Use Planning Commission, county commissioners, or legislative body may not accept as complete the person's request for renewal of local authorization unless the Maine Land Use Planning Commission, county commissioners or legislative body have authorized the operation of the type of Cannabis establishment listed in the "License Type" box in Section 1 of this form.

Is a regulation in effect that allows some or all types of Cannabis establishments within the town, plantation or township, including the type of Cannabis establishment the person is current operating within the town, plantation or township as indicated in the "License Type" box of Section of this form?

Yes No Not applicable

Has the regulation authorizing the operation of some or all types of Cannabis establishments been amended or otherwise revised since the Cannabis establishment listed in Section 1 last requested local authorization? *If "yes", please attach a copy of the updated regulation to this form.*

Yes No

Section 4(b): Minimum authorization criteria. The County Commissioners and Maine Land Use Planning Commission may not certify to the Department renewal of local authorization of a Cannabis establishment within a town, plantation or township located within the unorganized and deorganized areas unless the following questions are answered in the affirmative.

Is the existing Cannabis establishment located equal to or more than 1,000 feet of the property line of a preexisting public or private school? If the County Commissioners or Maine Land Use Planning Commission prohibit the location of Cannabis establishments at distances less than 1,000 feet but not less than 500 feet from the property line of a preexisting public or private school, that lesser distance applies.

Yes No

If less than 1,000 feet, County Commissioners or Maine Land Use Planning Commission requires distance of: _____

Does the person requesting renewal of local authorization to operate the Cannabis establishment continue to demonstrate possession or entitlement to possession of the licensed premises of the Cannabis establishment pursuant to a lease, rental agreement or other arrangement for possession of the premises (specify: _____) or by virtue of ownership of the premises?
 Yes No

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Has the town, plantation or, in the case of a township, the county commissioners of the county in which the township is located, certified to the Maine Land Use Planning Commission that the person has obtained all applicable local approvals, permits or licenses **not** relating to land use planning and development? *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 Yes No Not applicable

Has the person obtained all applicable Maine Land Use Planning Commission approvals, permits, or licenses that are required for the operation of this type of adult use Cannabis establishment?

By selecting "yes" below, the Maine Land Use Planning Commission is affirming that all Maine Land Use Planning Commission approvals, permits, or licenses have been approved, granted, or issued and no further action by the Maine Land Use Planning Commission is required prior to the Office of Cannabis Policy's renewal of an active license. The Office of Cannabis Policy encourages the Maine Land Use Planning Commission to coordinate the issuance date of a local license with the Office, when appropriate. *Please attach a copy of all applicable approvals, permits or licenses, including dates of issuance and expiration to this form.*
 Yes No Not applicable

Statutory Guidance for Municipalities/County Commissioners/Maine Land Use Planning Commission

Pursuant to 28-B M.R.S. §§ 402-403, failure to act on a person's request for local authorization to operate a Cannabis establishment in a municipality, town, plantation, or township in an unorganized and deorganized area does not satisfy the local authorization requirement.

Typically, a request for local authorization should be approved or denied within 90 days. For additional information regarding failure to act on a person's request for local authorization and result appeal rights, see 28-B M.R.S. §§402-403.

Pursuant to 28-B M.R.S. §406, any changes in the status of local authorization require notification to the Office of Cannabis Policy within 14 days of the date on which the change occurs, including without limitation, withdrawing authorization or suspending or revoking a local license for the operation of a Cannabis establishment.

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Municipal/County Commission/LUPC Representative

Legal Name and Title of Representative	City	County
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I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Representative (Do not sign until witnessed by notary):	Date
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Notarization

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, at _____, Maine, by _____ to be his/her free act and deed.

Name of Notary Public (Printed)	Signature of Notary Public
Notary Public, State of Maine	STAMP/SEAL
My commission expires:	



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License Type Adult use cannabis products manufacturing facility				
Mailing Address 254 Commercial Street, STE 245 Portland, ME 04101		Facility Phone 207-835-4355		
		Primary Contact Person Malina E. Dumas, Esq.		
		Primary Contact Email Malina.dumas@dentons.com		
Has the licensee made any changes to ownership or plans of record filed with OCP since the time of the licensee's last received local authorization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
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Municipal/County Commission/LUPC Representative

Legal Name and Title of Representative	City	County
--	------	--------

I hereby affirm and acknowledge that the information above is truthful and complete to the best of my knowledge.

Signature of Representative (Do not sign until witnessed by notary):	Date
--	------

Notarization

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, at _____, Maine, by _____ to be his/her free act and deed.

Name of Notary Public (Printed)	Signature of Notary Public
Notary Public, State of Maine	STAMP/SEAL
My commission expires:	



**TOWN OF THOMASTON, MAINE
ANNUAL TOWN MEETING WARRANT
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024**

TO: Timothy Hoppe, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the **THOMASTON MUNICIPAL BUILDING** (former Lura Libby School) at 13 Valley Street in said Town on **TUESDAY, JUNE 13, 2023** at 8:00 AM prevailing time, then and there to act upon article 1 and by secret ballots on article 2 as set out below of the Annual Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

And, to notify and warn voters of the Town of Thomaston, in the County of Knox, State of Maine, to reconvene at the **THOMASTON MUNICIPAL BUILDING** in said Town on **WEDNESDAY, JUNE 14, 2023** at 6:00 PM prevailing time, then and there to act on articles 3 through 38 as set out below:

SECRET BALLOT ARTICLES 1-2

ARTICLE 1: To choose a moderator to preside at said meeting. (Note: The moderator is nominated from the floor.)

ARTICLE 2: To elect by secret ballot the following offices:

1. Two (2) Select Board members for three-year terms.
2. One (1) Board of Assessors member for a three-year term.

OPEN TOWN MEETING ARTICLES 3-38

ARTICLE 3: "Shall the Town vote to adopt the revised conceptual plan of the Thomaston Green for all land south of William King Street to be reserved park space as depicted in the attached map?"

Explanation: The consensus developed at a series of public meetings regarding the Thomaston Green was a desire to reserve open space/parks on a portion of the property with other portions held for development. Any additional development must be approved by the voters.

SELECT BOARD RECOMMENDS 3-0

ARTICLE 4: "Shall the Town vote to reserve a parcel of land at the Thomaston Green comprising of no more than 2.7 acres and having frontage on Route 1 for the purpose of building a new Fire/EMS Station?"

SELECT BOARD RECOMMENDS 3-0

ARTICLE 5: "Shall the Town vote to authorize the Select Board to enter into a contract to sell, for a price of not less than \$ [REDACTED], a parcel of land at the Thomaston Green comprising of no more

than 1.5 acres and having frontage on Route 1, to Mid Coast Health Net, d.b.a. "The Knox Clinic", for the purpose of constructing a community health center?"

Explanation: The Knox Clinic provides primary medical care, dental, prescription assistance, behavioral health, and wellness services. This proposal will create a center of health and wellness on the Thomaston Green that cares for all residents of Thomaston and communities in Knox County, and will offer a sliding scale and accept private, MaineCare, and Medicare insurances.

SELECT BOARD RECOMMENDS _____

MUNICIPAL BUDGET ARTICLES

ARTICLE 6: Shall the Town vote to put all non-real estate/personal property tax revenues in to the Unassigned Fund Balance (surplus), and authorize the Select Board to accept any additional revenue or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation and apply these funds to the FY 2024 tax commitment as a reduction in the amount to be raised from taxation?

EXPLANATION: This authorizes the Town to accept any additional revenues or funds and expend any other revenue from the State, Federal, local, and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation.

SELECT BOARD RECOMMENDS _____

ARTICLE 7: Shall the Town vote to raise and appropriate \$881,153 for GENERAL GOVERNMENT for the 2023/2024 Fiscal Year?

GENERAL GOVERNMENT

Manager/Tax Collector	\$266,870
Clerk's Office/Elections	\$104,206
General Office	\$33,940
Finance Office	\$153,946
Administration	\$43,023
Contingency	\$1,750
Computer Technology	\$43,733
Planning Board	\$275
Code Enforcement	\$86,754
Assessing Office	\$146,656
TOTAL:	\$881,153

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 8: Shall the Town vote to raise and appropriate \$170,615 for maintenance and operation of MUNICIPAL BUILDINGS for the 2023/2024 fiscal year?

MUNICIPAL BUILDINGS

Watts Block	\$44,705
Academy Building	\$49,862
Municipal Building	\$46,600
Building Maintenance	\$29,448
TOTAL:	\$170,615

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 9: Shall the Town vote to raise and appropriate \$947,391 for the POLICE DEPARTMENT for the 2023/2024 fiscal year?

POLICE DEPARTMENT

Police Wages & Benefits	\$858,966
Transportation	\$21,000
Supplies & Equipment	\$67,425
TOTAL:	\$947,391

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 10: Shall the Town vote to raise and appropriate \$226,252 for PROTECTION AND PUBLIC SAFETY for the 2023/2024 fiscal year?

PROTECTION & SAFETY

Town Lighting/Electricity	\$32,531
Emergency Management & Local Health Officer	\$8,858
Animal Control	\$11,464
Hydrant Rental	\$171,099
Septic Waste Disposal	\$2,300
TOTAL:	\$226,252

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 6-0**

ARTICLE 11: Shall the Town vote to raise and appropriate \$196,315 for the FIRE DEPARTMENT for the 2023/2024 fiscal year?

FIRE DEPARTMENT

Wages	\$87,315
Operations	\$9,250
Equipment	\$40,700
Vehicles	\$35,300
Building	\$23,750
TOTAL:	\$196,315

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 12: Shall the Town vote to raise and appropriate \$697,718 for the PUBLIC WORKS DEPARTMENT for the 2023/2024 fiscal year?

PUBLIC WORKS DEPARTMENT

Wages & Benefits	\$423,595
General Supplies	\$7,450
Operation	\$84,950
Winter Roads	\$79,000
Summer Roads	\$36,750
Stump Dump	\$57,873
Building	\$8,100
TOTAL:	\$697,718

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 13: Shall the Town vote to raise and appropriate \$502,390 for the AMBULANCE DEPARTMENT for the 2023/2024 fiscal year?

AMBULANCE DEPARTMENT

Wages	\$455,040
Training	\$8,000
Transportation	\$7,500
Supplies	\$4,800
Operations	\$18,050
Communication	\$2,000
Billing	\$7,000
TOTAL:	\$502,390

**SELECT BOARD RECOMMENDS 3-1-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 14: Shall the Town vote to raise and appropriate an additional \$113,625 in wages for per diem hourly night coverage for the AMBULANCE DEPARTMENT for the 2023/2024 fiscal year?

SELECT BOARD RECOMMENDS 3-1-0

ARTICLE 15: Shall the Town vote to raise and appropriate \$372,707 for the TRANSFER STATION for the 2023/2024 fiscal year?

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 16: Shall the Town vote to raise and appropriate \$10,000 for GENERAL ASSISTANCE for the 2023/2024 fiscal year?

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0**

ARTICLE 17: Shall the Town vote to raise and appropriate \$181,505 for the RECREATION & LEISURE SERVICES for the 2023/2024 fiscal year?

RECREATION & LEISURE

Recreation Dept.	\$141,467
Tree Warden	\$14,080
Harbor Committee	\$15,608
Conservation Commission	\$5,000
Flag & Light Replacement	\$2,350
Regional Shellfish Management	\$3,000
TOTAL:	\$181,505

SELECT BOARD RECOMMENDS 3-0-1
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 18: Shall the Town vote to raise and appropriate \$15,160 for SOCIAL SERVICES & LOCAL AGENCIES for the 2023/2024 fiscal year?

Explanation: Social Services include Coastal Opportunities, Knox County Homeless Coalition, Knox County TRIAD, Life Flight, New Hope Midcoast, Penquis, Pope Memorial Humane Society, Rockland District Nursing, Spectrum Generations, Trekkers, and Waldo Community Action Partners. Local Agencies include the Thomaston Historical Society, Christmas Lighting, Memorial Day Committee, Friends of Montpelier, Thomaston Dog Park Association, and the Thomaston Food Pantry.

SELECT BOARD RECOMMENDS \$15,160 **3-1-0**
BUDGET COMMITTEE RECOMMENDS \$14,360 **5-0**

ARTICLE 19: Shall the Town vote to raise and appropriate \$247,632 for UNCLASSIFIED ACCOUNTS for the 2023/2024 fiscal year?

UNCLASSIFIED ACCOUNTS

Insurance & Compensation	\$112,829
Memberships	\$4,803
Library Operating	\$77,000
Cemetery Operating	\$53,000
TOTAL:	\$247,632

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0-1

ARTICLE 20: Shall the Town vote to raise and appropriate \$417,156 for CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS for the 2023/2024 fiscal year?

CAPITAL IMPROVEMENTS & RESERVE ACCOUNTS

Reserves	\$202,000
Misc. Projects	\$95,156
Public Works Projects	\$120,000
TOTAL:	\$417,156

Reserves Explanation:

<i>Police Cruiser Reserve</i>	<i>\$15,000</i>
<i>Public Works Reserve</i>	<i>\$30,000</i>
<i>Ambulance Reserve</i>	<i>\$25,000</i>
<i>Culvert Replacement Reserve</i>	<i>\$23,000</i>
<i>Municipal Facilities Reserve</i>	<i>\$64,000</i>

Watts Block Building Reserve	\$ 8,000
Computer Reserve	\$ 8,000
EMS Equipment Reserve	\$11,000
Academy Maintenance Reserve	\$ 8,000
Tax Revaluation Reserve	\$10,000

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 21: Shall the Town vote to appropriate from the unassigned balance the sum of \$10,000 to assist the Fourth of July Committee in continuing the annual celebration?

SELECT BOARD RECOMMENDS _____

TAX INCREMENT FINANCING (TIF) ARTICLES

ARTICLE 22: Shall the Town appropriate from the **Dragon Projects Company Municipal Tax Increment Financing (TIF) District and Development Program** an amount of up to \$597,500 as follows:

	<u>Expense</u>	<u>Revenue</u>
Mill River Crossing Sidewalk Project	\$18,000	
Parks-Trails Upgrade Project	\$30,000	
Midcoast Council of Governments Planning Services	\$56,700	
Transfer funds to Downtown TIF	\$365,800	
Fire/EMS Feasibility Study	\$50,000	
Fire Apparatus Reserve	\$35,000	
Community & Business Development	\$12,000	
Academy Building Repairs	\$30,000	
<u>Dragon Products TIF Payment</u>		<u>\$825,890 +/-</u>
TOTAL:	\$597,500	

SELECT BOARD RECOMMENDS 3-0
ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDS

ARTICLE 23: Shall the Town appropriate from the **Thomaston Green Downtown Revitalization Tax Increment (TIF) Financing District** an amount up to \$365,800 as follows:

	<u>Expense</u>	<u>Revenue</u>
Transfer funds from Dragon TIF		\$365,800
TIF Income		\$29,058 +/-
Sidewalk Replacement	\$20,000	
Pedestrian Safety	\$20,000	
Watts Block Building Repairs	\$7,500	
Academy & Watts Block Heat Pumps	\$39,800	
Streetscape Bond Payment	\$19,000	
Knox Water Street Resilience Project	\$250,000	
<u>Downtown Marketing & Events</u>	<u>\$9,500</u>	
TOTAL:	\$365,800	

**SELECT BOARD RECOMMENDS 3-0
ECONOMIC DEVELOPMENT COMMITTEE RECOMMENDS**

BUSINESS ARTICLES

ARTICLE 24: Shall the Town vote to authorize the Select Board to enter into multi-year contracts (not to exceed five (5) years) for the lease or purchase of goods and services, when they deem it in the best financial interest of the Town?

SELECT BOARD RECOMMENDS

ARTICLE 25: Shall the Town vote to authorize the Select Board TO MOVE UP TO 10% OF UNEXPENDED BALANCES from various budget categories as they deem advisable to meet unanticipated expenses, emergencies, and to aid in the smooth transition of Town business?

SELECT BOARD RECOMMENDS

ARTICLE 26: Shall the Town vote to authorize the Select Board to apply for and/or to accept, and expend, on behalf of the Town, money from Federal, State, other governmental agencies, or from private sources which may be received in the form of grants, donations, or revenues during the period of July 1, 2023 to June 30, 2024?

SELECT BOARD RECOMMENDS

ARTICLE 27: Shall the Town vote to authorize the Select Board to dispose of tax acquired property in any manner which the Select Board deems in the best interest of the Town of Thomaston, except that the Select Board shall use the special sale process required by 36 M.R.S. § 943-C for qualifying homestead property if they choose to sell it to anyone other than the former owners?

SELECT BOARD RECOMMENDS

ARTICLE 28: Shall the Town vote to permit acceptance of PREPAID TAXES and to fix the dates of December 1, 2023 for the first payment and June 1, 2024 for the second payment, when the taxes shall become due and payable; and, to see if the Town will fix the rate of interest at 4% to be charged on taxes unpaid after said dates for the period July 1, 2023 through June 30, 2024?

SELECT BOARD RECOMMENDS 4-0

ARTICLE 29: Shall the Town vote to set the interest rate of 0% to be paid by the Town on abated taxes pursuant to 36 M.R.S.A. Section 506-A?

EXPLANATION: If taxes are paid but later abated, the municipality must refund the abated taxes and pay interest on them. Title 36 M.R.S.A. § 506-A provides that the rate of interest set by the municipality to be paid on overpayments may not exceed the rate set for delinquent taxes, nor be less than that rate reduced by 4%. For instance, if the unpaid rate is 8%, then the Town Meeting

may set a rate not higher than 8% and not lower than 4%; it may pick either of those numbers or any number in between. The statute governing the delinquency interest rate is 36 M.R.S.A. § 505(4). Pursuant to Title 36 M.R.S.A. Section 506-A "Overpayment of Taxes," when a tax collector has demanded and received from a taxpayer more than is due and more than appears to be due according to the lists, the excess must be refunded to the taxpayer, even though the amount has been paid into the Town Treasury.

SELECT BOARD RECOMMENDS 4-0

ORDINANCE ARTICLES

***NOTE: A copy of all ordinance amendments are available for review and inspection at the Town Clerk's Office and on the Town's website at www.thomastonmaine.gov**

ARTICLE 30: Shall Chapter 7, Thomaston Land Use and Development Ordinance and Chapter 10 Definitions, be amended by replacing all references to "Selectmen" or "Board of Selectmen" with "Select Board?"

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 31: Shall Chapter 7, Thomaston Land Use and Development Ordinance, be amended to change the zoning district of Map 105, Lots 095, 189, and 191 currently in the Urban Residential District (R3) to Village Commercial District (VC)?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 32: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Sections 707, 707A, 708, 709, 710, 712, 712A, 713, 716, and 718 be amended?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 33: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 719 be amended by altering Section 719.2 and by adding a new Section 719.3?

EXPLANATION: Affordable housing development is mandated by Maine State Law effective July 1, 2023.

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 34: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 719 and Chapter 10 Definitions, Section 1003 Specific Definitions be amended by adding a new Section 719.4 and related definitions?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 35: Shall Chapter 10 Definitions, Section 1003 Specific Definitions be amended?

**SELECT BOARD RECOMMENDS 3-0
PLANNING BOARD RECOMMENDS**

ARTICLE 36: Shall Chapter 1 Thomaston Government and Organization, Article VIII, Section 108- Recreation Committee be amended?

**SELECT BOARD RECOMMENDS 3-0
RECREATION COMMITTEE RECOMMENDS**

ARTICLE 37: Shall Chapter 1 Thomaston Government and Organization, Article II, Section 102- Police be amended?

SELECT BOARD RECOMMENDS 3-0

ARTICLE 38: Shall the Town of Thomaston Sewer Use Ordinance be amended?

SELECT BOARD RECOMMENDS 3-0

Given under our hands this ____ day of _____ in the year of Our Lord Two Thousand Twenty- Three by the vote of the Select Board.

THOMASTON SELECT BOARD:

Diane Giese, Chair _____

William Hahn, Vice-Chair _____

Zel Bowman-Laberge _____

Peter Lammert _____

Sandra Moore _____

**A true original of the signed warrant for the Thomaston Annual Town Meeting Warrant
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024
as certified to me by the Thomaston Select Board.**

Melissa Stevens, Thomaston Town Clerk

Date

RETURN ON THE TOWN MEETING WARRANT

**Thomaston Annual Town Meeting Warrant
FISCAL YEAR JULY 1, 2023-JUNE 30, 2024**

Thomaston, Maine

Date: _____, 2023

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the Thomaston Town Office at 13 Valley Street and Thomaston Grocery at 193 Main Street in said town, being public and conspicuous places in said town, on the ____ day of _____ 2023 A.D., being at least seven days before the meeting.

Timothy Hoppe
Constable of the Town of Thomaston, Maine



Proposed Fire Station
2.71 ac.

1.5 ac.
Proposed Knox Clinic

1.2 ac.

Thomaston Green Park
8.72 ac.

0.1 ac.

1.4 ac.
Thomaston Green Landing

THOMASTON GREEN
Total Acres 15.53
Does not include the
Old Prison Cemetery
or the Rail Road

St. Georges River

Kara George

From: PenBay Amateur Radio Club <penbayarc@gmail.com>
Sent: Monday, April 24, 2023 10:09 AM
To: Kara George; shieldsm21@gmail.com
Subject: Re: Thomaston Green Amateur Radio Event

Hey Kara, I'm just following up, we have a board meeting coming up, any information on our request would be appreciated. Thank you so much

Matt

On Thu, Apr 20, 2023 at 12:42 PM PenBay Amateur Radio Club <penbayarc@gmail.com> wrote:

Hello Kara,

I'm Matthew Shields, treasurer of the PenBay Amateur Radio Club in Rockland. Over the past few weeks, club members and I have been talking about the possibility of holding our annual Field Day, a amateur radio world wide event that combines public service, emergency preparedness, community outreach, and technical skills, at the Thomaston Green. The event runs from 2:00PM on 24 Jun until 2:00PM on 25 Jun. We would like to start set up sometime in the morning of Saturday June 24. We have used the site in years past and would like to reuse the space.

Thank you for your time and consideration

Matthew Shields
Treasurer PenBay ARC



New Applicant

Boards & Committees Application Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861

Phone (207) 354-6107 Fax (207) 354-2132

Date:

4/24/23

Name:

Patti Spaviding

Street Address:

96 Green St.

Mailing Address (if different):

Home Phone Number:

Cellular Phone Number:

542-5354

E-mail Address:

pattidunsead.com

Preferred Method of Contact:

phone

Committee you wish to serve on:

Thomaston Academy trustees

How long have you been a resident of Thomaston? 30 yrs.

Please explain why you are interested in serving on a Board or Committee?

I'm a big proponent of the library, and my great-grandmother donated funds for the construction.

Do you have any background that would be helpful to this Board or Committee?

currently on the Harbor Committee

Any suggestions or comments:

Please return this form to: Town of Thomaston
 13 Valley Street
 Thomaston, Maine 04861

For Official Use Only	
Date Application Received:	<u>4-24-23</u>
Appointment Term:	<u>2023</u>
Resignation Date:	<u>open</u>
Member being replaced:	_____
Town Manager Review:	_____
	(Initials)
Town Clerk Review:	<u>ms</u>
	(Initials)

Chair Advised



Select Board
 Thomaston Town Office
 13 Valley St.
 Thomaston, ME 04861

4/27/2023

REQUEST FOR CLOSURE OF UPPER HIGH STREET, 9AM TO 5PM, AUG.26TH, 2023

Dear Select Board,

On Saturday, August 26th, 2023, we will be holding our fourth annual Maine Authors Book Festival. We are now the largest book festival in Maine!

This year we will feature Acadian Fiddler Don Roy and Company for our live music. Stone Farm Creamery and the Coastal Children's Museum will be returning. Some of our proceeds will, as before, go to support the Coastal Childrens Museum.

Our lunch food truck will be supplied by Thomaston's own STATION 118, serving BBQ entrees, vegetarian options, wine, and beer (in designated areas...they are licensed).

For safety and much needed patron parking space for visitors I am once again requesting that upper High Street be closed to through traffic from 9:00 AM (when our 48 authors arrive and unload their gear) until 5:00PM (when they are packing up to leave). As before, Fabian Oil has generously allowed us to use their lot for the 48 authors to park in (we shuttle the authors to and from the lot at the beginning and end of the festival so that they are not crossing Route One).

I have spoken to director, Lee Heffner, and The General Knox Museum has kindly allowed us to use their parking lot again this year.

Last year we were full to the brim in parking space with around 300 patrons. Our next-door neighbors have kindly invited us to explore using the field behind the Cole House if we can manage to access it.

It would be wonderful if a sidewalk existed from the village to our festival in future years!

My thanks to the Thomaston Works Department for dropping off the barriers for us at both ends of the street last year. We will need this equipment again this year.

Kindly,

Jane Karker

Missy Stevens

From: Missy Stevens
Sent: Tuesday, May 2, 2023 2:52 PM
To: Kara George (kgeorge@thomastonmaine.gov); Diane Giese; Bill Hahn; Peter Lammert; Zel Bowman-Laberge; Sandy Moore
Subject: FW: A Thank you

I have printed a copy for Diane for Monday night if you would like to read it.

Thank you,

Melissa Stevens
Town Clerk
Town of Thomaston
13 Valley St.
Thomaston, ME 04861
Ph. (207) 354-6107
Fax (207) 354-2132

From: John McDonald <jmcdonald@rsu13.org>
Sent: Tuesday, May 2, 2023 1:45 PM
To: Missy Stevens <mstevens@thomastonmaine.gov>
Cc: Steffany Tribou <stribou@rsu13.org>; Rebecca Roveto <rroveto@rsu13.org>; Mark Lewis <mlewis@rsu13.org>
Subject: A Thank you

To Thomaston Town Manager Kara George, and Members of the Select Board,

I would like to personally thank you for your help and assistance in getting the classroom space at the municipal building ready for our Oceanside Middle School Alternative Education Class. The students and staff are thrilled with their new home and are engaged and productive. This space is perfect for our needs as we await completion of our modular building project at OMS next year. Please extend my thanks to all involved and the employees of the town who assisted with preparing the classroom for use.

Warm Regards,

John C. McDonald
Superintendent

John C. McDonald

Superintendent of Schools

Distinguished Superintendent Maine Department of Education 2018

MSSA Maine Superintendent of the Year 2019

Regional School Unit #13
28 Lincoln Street
Rockland, Maine 04841

207-596-6620
207-596-2004 Fax

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Owls Head, South Thomaston, and Thomaston

Solid Waste Corporation

May 02, 2023

Dear Leadership Teams of the Town of Owls Head, South Thomaston and Thomaston:

The Owls Head South Thomaston Thomaston Transfer Station is planning a Hazardous Waste Collection Day on July 15th, 2023 from 9am - 12pm. The event will be at the Thomaston Town Office and will be open to all residents of the three towns - first come first serve.

We are requesting each town to contribute some of their ARPA money to help sponsor the event so that residents do not have to pay to dispose of the first three units* of household hazardous waste. As you know - there has not been a hazardous waste collection in our community for a while so we are hoping to collect as much hazardous waste as possible to remove those products for our shared environment.

The following requested amount by town is based on the 2020 census for each town:

Owls Head - 26% - **\$5,200**

South Thomaston - 26.5% - **\$5,300**

Thomaston - 47.5% - **\$9,500**

TOTAL - 100% - \$20,000

We appreciate everyone's help making this event a success and setting the foundation for having a collection day every year. We have budgeted money to continue the event next year.

Please be in touch with any questions or concerns.

OHSTT Transfer Station
Board of Directors

*A unit is 5 gallons or 20 pounds of hazardous waste. The first three units are free - additional units are \$31/unit.