



**SELECT BOARD MEETING
MONDAY, AUGUST 14, 2023
PUBLIC WORKSHOP 5:30 P.M.
REGULAR MEETING: 6 P.M.**

IN-PERSON AT 13 VALLEY STREET

LIVE STREAMING AVAILABLE BY VISITING:

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

PLEASE SUBMIT QUESTIONS/CONCERNS TO THE TOWN MANAGER AT:

kgeorge@thomastonmaine.gov

(Please note: Members of the public are welcome to offer comments during Opening and Closing Public Comments listed on the agenda. The intent is to allow a fair and adequate opportunity for the public to be heard and to provide adequate time for the Board to obtain information and opinion on subjects before it, while ensuring that the time allowed for public discussion does not interfere with the fulfillment of the scheduled agenda. Additional information may be provided to the Board in writing, either pre and/or post meeting.)

PUBLIC WORKSHOP 5:30 PM

Sidewalk Improvement Project Presentation

REGULAR MEETING 6:00 P.M.

1. **CALL THE MEETING TO ORDER**
2. **PUBLIC HEARINGS:**
3. **OPENING PUBLIC COMMENTS**
4. **APPROVE THE MINUTES OF: May 8 and May 22**
5. **APPROVE THE WARRANTS**
6. **ADJUSTMENTS TO THE AGENDA**
7. **TOWN MANAGER'S REPORT**
8. **TOWN BOARDS & COMMITTEES UPDATE**
9. **OLD BUSINESS**
10. **NEW BUSINESS**

- A. Consider the appointment of Carrie Brezzo to the Library Board of Trustees.

- B. Consider the appointment of Chris Hirsch to the Community and Economic Development Committee.
- C. Confirm the Town Manager’s Appointments of Matt Cremonni, Daniel Perez, and John Palmer to Patrol Officers.
- D. Review for approval the request of Recreation Director Jarod Porter to hold a Fall Festival on October 14-15, 2023.
- E. Update on the Ad Hoc Committee for the Thomaston Green Park.
- F. Authorize the Town Manager to sign the Quitclaim Deed for the James D. Flagg property located at 78 Dexter Street.
- G. Confirm the renewal of the RSU13 lease for the alternative education program in the Thomaston Municipal Building.
- H. Review for approval of the Public Hearing Policy for liquor licensing.
- I. Accept with regret the resignation of Ben Griffin from the Community and Economic Development Committee.
- J. Accept with regret the resignation of Patrol Officer Brook Hartshorn.
- K. Consider the request of the Thomaston Dog Park Association to hold a yard sale in the Academy Parking lot on September 19th from 9am to 3pm.

11. CLOSING PUBLIC COMMENT

12. ADJOURN

Upcoming Dates

Tuesday, August 15 th	6 pm Planning Board
Thursday, August 17 th	9 am Community and Economic Development Committee
Monday, August 21 st	4 pm Select Board Executive Session-Personnel Matter
Thursday, August 24 th	7 pm OHSTT Solid Waste Board Meeting
Monday, August 28 th	6 pm Select Board Meeting
Thursday, August 31 st	6 pm Recreation Committee

- 07/25/23 Patrol Officer Interview**
Thomaston Environmental Dept Meeting
Atty David Pierson Meeting-confidential
- 07/26/23 Finding Stability, Post-Stabilization Zoom**
 Attended Zoom meeting regarding updates on the senior tax stabilization law, which was repealed on July 6, 2023. The program allowed Maine seniors 65 and older who owned a permanent residence for at least 10 years and were receiving or eligible for a homestead exemption, to freeze taxes at the previous year's level regardless of income. Seniors initial applications will be administered this year with 100% reimbursement from the State. The State backed peddled on this after realizing the significant costs to continue to implement such a program in the long term. This is a State program and we will be directing the public to reach out to their representatives with questions or concerns. Lindsey Junkins will be preparing a press release and insert to go in the tax bills this fall to inform our residents.
- Fire-EMS Building Committee**
 Preliminary discussion with the Fire EMS Building Committee to look at the interior layout of the station. Waiting for an update from PortCity Architect Andy on the next meeting.
- 07/27/23 Patrol Officer Interview**
Camden National Bank Meeting
 Met with CNB's branch manager regarding the town's credit card limit.
- Watts Hall Fundraising Campaign**
 Met with Carolyn Gabbe regarding the fundraising campaign for the grant match for the Watts Hall Renovation Project. She is assisting the Watts Hall Community Arts group in public outreach and awareness for the campaign.
- 08/07/23 Agenda Setting Meeting**
- 08/08/23 Thomaston Environmental Dept Meeting**
- 08/9-8/11/23 MTCMA Management Institute Conference**
 Topics include: Leading with Social and Emotional Intelligence, Personnel Matters: Recruiting and Retaining a Talented Workforce, Regionalization, Managing Employee Performance, Municipal Valuations, Best Practices for Employee Discipline and Termination, New Elected Official Orientation, SheLeads-Women in Government, Personalities and Politics.
- Other: MDOT Local Road Assistance Program (LRAP)**
 The MDOT LRAP program is no longer processed by paper, and Public Works Director Brandon Allen submitted the form through Docusign this week. For FY24, Thomaston will receive \$29,308, which is a \$3,904 increase over last year. LRAP funds assist municipalities with their highway and bridge capital improvements. The amount submitted to each municipality is determined based on the ups and downs of the State annual highway budget, and is not a fixed rate.
- MMA Dividend Payment**
 Annually the Town receives Member Workers Compensation Dividend Payments because of its good performance and loss prevention programs. This year the Town received a dividend check of \$5,086 from Maine Municipal Association.

TOWN OF THOMASTON

SIDEWALK IMPROVEMENT PROJECT

Making Thomaston more Walkable

Sidewalks are the front steps to the town

Sidewalks are an essential component of the urban environment and serve as key corridors for people, goods, and commerce.

Sidewalks are conduits for pedestrian movement and access, they enhance connectivity and promote walking.



Sidewalk Prioritization List

<u>Street</u>	<u>From</u>	<u>To</u>
Hyer	Knox	Wadsworth
Gleason	Knox	Fish
Mall Road	School	Main
Booker	Valley	Thomas
Beechwood	Starr	Erin
Elliot	Knox	Dunn
Erin	Main	Beechwood
Dunn	Hyer	Elliot
Wadsworth	Main	Water
Brooklyn Heights	Bridge	Bobolink

Hyer Street

Connects to and compliments the Knox Street Rebuild Project.

This street is part of the Village Trail system.

Existing sidewalk does not meet all ADA requirements.

Upgrades the sidewalk in front of 23 houses.

Will help improve storm water drainage.

A bike path on this street will be a safer alternative to bike travel on Main Street.



Gleason Street

The east end of this street has no sidewalk.

East end will connect with the Mill River Crossing trail project and west end with Knox Street Rebuild Project.

Existing sidewalk is in poor condition.

Existing sidewalk does not meet ADA requirements.

Upgrades the sidewalk in front of 38 houses and other buildings.

Provides a new sidewalk in front of five houses and two apartment buildings.

A bike path would extend the Hyler Street path to Fish Street.



Main Road

Existing sidewalk is in very poor condition.

This is the only stretch along Main Street not up-to-date.

Will improve storm drainage, a long-time problem in this area.

Will compliment the work being done by the Conservation Commission in the park.

Upgrades the sidewalk in front of nine houses



Booker Street

It would improve safety for the many pedestrians (adults and children) that now walk on the paving.

Students use this to walk to school so it may be eligible for grant funds in the MaineDOT sidewalk program.

Will provide a sidewalk in front of 29 houses and the elderly housing apartments.

Will improve storm water drainage a long-time problem.



Beechwood Street

Will bring the sidewalk up to ADA standards

Maintenance now is more economical than replacement at a future date

Will improve the looks of one of the busiest streets

Will improve the sidewalk in front of 51 houses and an apartment complex



Elliot Street

Connects to Knox Street Rebuild Project.

Existing sidewalk is unsafe and encourages pedestrians to walk in street.

Existing sidewalk does not reach Knox Street.

Will improve the appearance of the street.

Will provide a much better sidewalk in front of 7 houses.



Erin Street

There is no sidewalk on about half the street

This street sees a lot of pedestrian use and the curve increases the safety factor of having people walk on the paving.

24 houses would benefit from a new or rebuilt sidewalk.



Dunn Street

The existing sidewalk is in very poor condition

The existing sidewalk does not meet ADA requirements

This street sees a lot of pedestrians

A new sidewalk will make the neighborhood look better

18 houses will have a better sidewalk in front of them



Wadsworth Street

The sidewalk is in relatively good condition and fixing damaged sections is a reasonably easy and economical project.

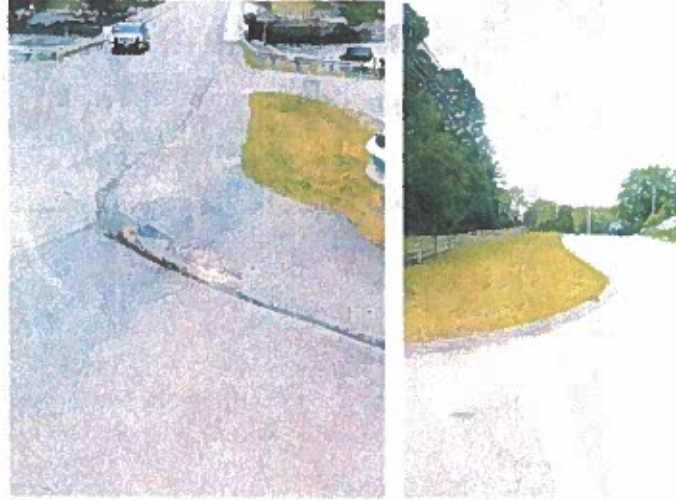
This sidewalk connects the Thomaston Green to the new Kiln Park.



Brooklyn Heights Road

This is a very unsafe section of road for pedestrians

This will provide a sidewalk for 13 houses and an apartment complex.



Cost Estimate

Street	From	To	Length (feet)	Improvement	Estimated Cost	Estimated Cost per foot
Hyer	Knox	Wadsworth	2,000	5' Overlay w/ curb	\$110,000	\$55
Gleason	Fish	Knox	3,100	5' Paved w/ curb 600' new paved	\$186,000	\$60
Mall Road	School	Main	850	5' Overlay w/ curb	\$46,750	\$55
Booker	Valley	Thomas	2,400	New 5' Paved	\$168,000	\$70
Beechwood	Main	Erin	2,580	5' overlay	\$129,000	\$50
Elliot	Knox	Dunn	325	Complete Rebuild	\$22,750	\$70
Erin	Main	Beechwood	2,275	5' Paved w/ curb 1,200' new paved	\$147,875	\$65
Dunn	Hyer	Elliot	1,070	5' Overlay	\$53,500	\$50
Wadsworth	Main	Water	1,814	Minor Maintenance	\$8,000	
Brooklyn Heights	Sunrise	Bobolink	950	New 5' Paved w/ curb	\$76,000	\$80



Memo

To: Select Board and Town Manager
From: John Fancy & Brandon Allen
Date: August 9, 2023
Re: 2023 SIDEWALKS Projects

Ten possible sidewalk projects have been outlined in the attached program. These are in addition to the four projects already underway that includes: Mill River Crossing, Knox Street Rebuild, Water Street Resilience Project, and the School Loop Project. The goal is to upgrade existing sidewalks to meet ADA requirements, add new sidewalks meeting ADA requirements, and to make Thomaston more walkable by reducing unsafe sidewalk conditions.

Some of the proposed projects may be done by the Public Works Department, some must be done by outside contractors and some may be done partly by PWD and partly by an outside contractor.

To move ahead with sidewalks the next step would be for John Fancy and Brandon Allen to work out a construction program for each proposed sidewalk, outlining which ones could be done in-house, which ones need outside assistance, and a better estimate of the costs and where the funding would come from.

Town of Thomaston
SIDEWALK PROGRAM

***Sidewalk Improvement
Project - 2023***



Town of Thomaston
Sidewalk Improvement Project
 2023

Sidewalks are an essential component of the urban environment and serve as key corridors for people, goods, and commerce. Sidewalks play a vital role in town life. As conduits for pedestrian movement and access, they enhance connectivity and promote walking. As public spaces, sidewalks serve as the front steps to the town, activating streets socially and economically. Safe, accessible, and well-maintained sidewalks are a fundamental and necessary investment for towns, and have been found to enhance general public health and maximize social capital. Numerous studies have shown that good pedestrian network connectivity and walkability have a positive impact on land values.

In January 2022 the 2008 Sidewalk Evaluation Report was updated to reflect the improvements that had been made (Main Street and Green Street were the major one) since the first report. The update also contained a revised prioritization list of the top 16 sidewalk projects recommended. Several of these projects have been completed or are in the design and engineering stage (Knox, Water, Valley and Watts) and have been removed, as has Roxbury. The current priority list contains 10 projects.

2023 Sidewalk Prioritization Schedule

<u>Street</u>	<u>From</u>	<u>To</u>
Hylar	Knox	Wadsworth
Gleason	Knox	Fish
Mall Road	School	Main
Booker	Valley	Thomas
Beechwood	Starr	Erin
Elliot	Knox	Dunn
Erin	Main	Beechwood
Dunn	Hylar	Elliot
Wadsworth	Main	Water
Brooklyn Heights	Bridge	Bobolink

Each of these projects is discussed below

Hylar Street from Knox Street to Wadsworth – There is currently a 4-foot wide asphalt sidewalk with asphalt curb from Knox to Wadsworth Street. This sidewalk is in good condition but does not meet ADA requirements as it is only 4-feet-wide in places



Sidewalk in front of house #73 looking west

and lacks necessary detectable warning plates. Hylar Street is part of the proposed Village Trail. An overlay with curb replacement where needed, and ramps with warning pads at intersections will bring the street to current ADA standards. The existing storm drain system appears adequate and a new bituminous curb would allow for much better control of storm water. There



By house #54 looking west

appears to be no conflicts with utility poles along this section. However, because the houses along this section are higher than the street and the lawns extend to the street with steep embankments, construction easements and grading easements may be needed on some properties. Consideration should be given to providing a painted bike lane on the south side of this street and possibly widening the paving by a couple of feet to accommodate this.

Rational for Hylar Street sidewalk upgrade:

1. Connects to and compliments the Knox Street Rebuild Project.
2. This street is part of the Village Trail system.
3. Existing sidewalk does not meet all ADA requirements.
4. Upgrades the sidewalk in front of 23 houses.
5. Will help improve storm water drainage.
6. A bike path on this street will be a safer alternative to bike travel on Main Street.

Gleason Street from Knox Street to Fish – There is currently an existing sidewalk on the north side of Gleason from Roxbury to Knox. There is no curb on this street. The sidewalk is approximately 3 feet wide concrete in poor condition and approximately 1,900 feet long. This is on the proposed Village Trail. Some sections have a grass median and some have had the concrete and the median paved.



By house #42 looking east



By house #100 looking east

A new 5' wide paved sidewalk with bituminous curb is recommended. It is anticipated that there will be conflicts with utility poles, existing rock walls, and flower gardens. The existing storm drainage appears adequate for the proposed improvement. A new bituminous curb could be installed behind the existing catch basins from Knox Street to the brook. This may actually



No sidewalk past Pine St.

improve the flow into the catch basins and help to control stormwater runoff. From the brook to Roxbury we recommend a new 5 feet wide paved sidewalk with no curb but the median should be maintained. Consideration should be given to providing a painted bike lane on the south side of this street and possibly widening the paving by a couple of feet to accommodate this.

Rational for Gleason Street sidewalk upgrade:

1. The east end of this street has no sidewalk.
2. East end will connect with the Mill River Crossing trail project and west end with Knox Street Rebuild Project.
3. Existing sidewalk is in poor condition.
4. Existing sidewalk does not meet ADA requirements.
5. Upgrades the sidewalk in front of 38 houses and other buildings.
6. Provides a new sidewalk in front of five houses and two apartment buildings.
7. A bike path would extend the Hyler Street path to Fish Street.

Mall Road entire length – This is the one section of sidewalk on Main Street in the built-up area that was not replaced during the MaineDOT Main Street Project. It is not part of the Village Trail but has heavy use. It is an old, 3-foot wide, concrete walkway on the south side of the street in poor condition.



By house #26 looking east

Stormwater drainage in this area is something the Public Works Department has been working on for several years now and constructing a new asphalt curb with a 5-foot asphalt sidewalk behind it would help control the stormwater and get it to the catch basins.

The Conservation Commission is planning an upgrade to the Mall Park with landscaping and new shrubs and flowers. To further enhance the area, consideration should also be given to controlling parking either on the south side with parallel parking or on the north side with diagonal parking.



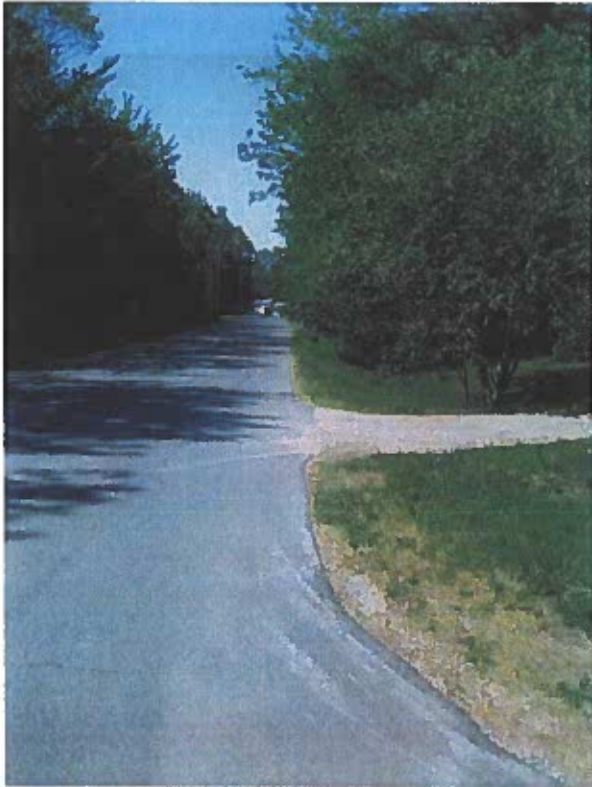
By house #12 looking east

Rational for Mall Road sidewalk update:

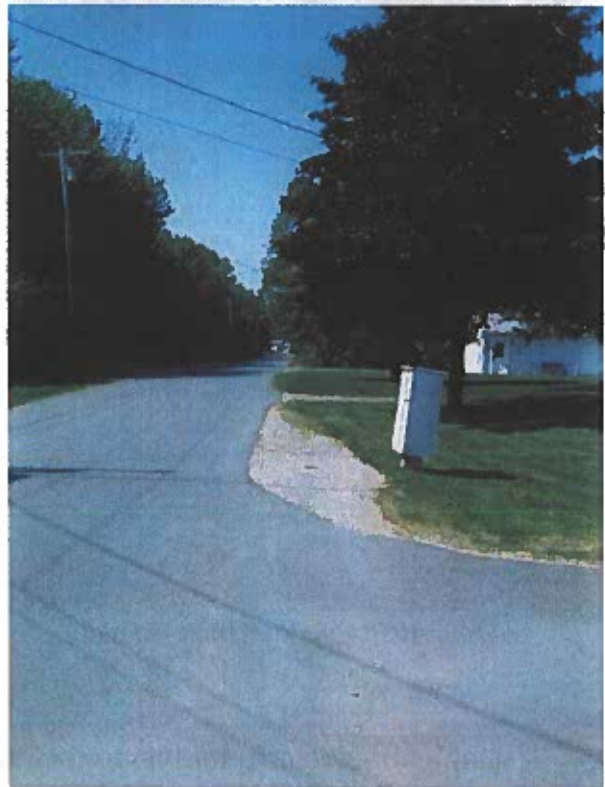
1. Existing sidewalk is in very poor condition.
2. This is the only stretch along Main Street not up-to-date.
3. Will improve storm drainage, a long-time problem in this area.
4. Will compliment the work being done by the Conservation Commission in the park.
5. Upgrades the sidewalk in front of nine houses

Booker Street from Valley to Clark – This street has no sidewalk north of Valley Street. A lot of pedestrians use this street and are forced to walk in the pavement. It also sees a lot of children walking to and from school.

Drainage should also be considered in any design of a sidewalk as the area is somewhat flat and drainage is a problem. This would provide a sidewalk directly to the schools from that neighborhood and work well in the MaineDOT Sidewalks Program.



Looking north on Booker Street



Looking north on Booker St. at Dennis St.

Rational for a sidewalk on Booker Street:

1. It would improve safety for the many pedestrians (adults and children) that now walk on the paving.
2. Students use this to walk to school so it may be eligible for grant funds in the MaineDOT sidewalk program.
3. Will provide a sidewalk in front of 29 houses and the elderly housing apartments.
4. Will improve storm water drainage a long-time problem.

Beechwood Street from Starr to Erin – This sidewalk is in fair condition but needs an overlay to bring it to a full 5-foot wide. Detectable Warning Plates should be installed where the sidewalk crosses Beechwood Street. They currently exist at the crossing at Starr Street but need to be added about 240 feet north of there where the sidewalk again crosses Beechwood. Curbing should be added or replaced where needed.



View north from Starr Street crossing



Looking north by house #64

It may be possible for this project to be done by the Public Works Department provided their sidewalk paver is up to the job. This would probably reduce the cost by about half of what an outside contractor would charge.

Rational for upgrading the sidewalk on Beechwood Street:

1. Will bring the sidewalk up to ADA standards
2. Maintenance now is more economical than replacement at a future date
3. Will improve the looks of one of the busiest streets
4. Will improve the sidewalk in front of 51 houses and an apartment complex

Elliot Street from Knox to Dunn – This is an old 3-foot wide concrete sidewalk that is not even three feet in most places. As shown in the photos, most of its length it is only a foot or two wide. The concrete needs to be completely removed and a new sidewalk built 5-feet wide with a curb and a crosswalk to the Knox Street sidewalk.



By house #10 looking west



By house #10 looking east



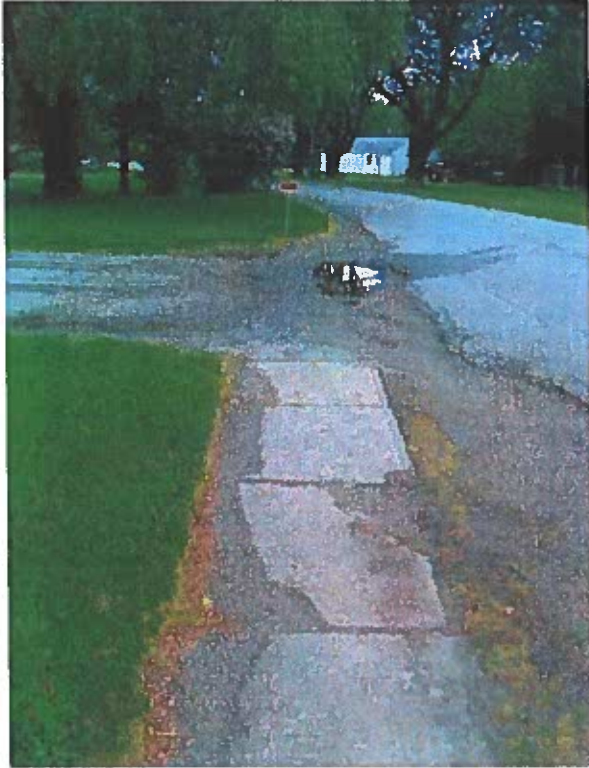
At Knox Street looking up Elliot

Rational for replacing sidewalk on Elliot Street

1. Connects to Knox Street Rebuild Project.
2. Existing sidewalk is unsafe and encourages pedestrians to walk in street.
3. Existing sidewalk does not reach Knox Street.
4. Will improve the appearance of the street.
5. Will provide a much better sidewalk in front of 7 houses.

Erin Street from Main to Beechwood – There is no sidewalk on the upper 1,200 feet of this street and the existing section, from Main Street to house #52, is 3-foot wide concrete and in poor condition. Again, the section that has no sidewalk has an old water

main directly under where the sidewalk would go that needs to be replaced. Main Water has agreed to replace and move this pipe from under the proposed sidewalk either this year or next. There is a short section in the middle of the existing sidewalk that was replaced with 5-foot wide asphalt when the Clean Water Drain was replaced in 2015. This just needs a maintenance overlay



End of sidewalk by house #52

to keep it in good condition.

The existing section needs to be widened to a full 5-feet either by an overlay or by removing the concrete then paving with asphalt. A new sidewalk needs to go from the existing end to Beechwood Street.



Broken and failing sidewalk by house #20

Rational for upgrade to Erin Street Sidewalk

1. There is no sidewalk on about half the street
2. This street sees a lot of pedestrian use and the curve increases the safety factor of having people walk on the paving.
3. 24 houses would benefit from a new or rebuilt sidewalk.

Dunn Street from Hyler to Elliot – This is a narrow, 3-foot wide concrete sidewalk in very poor condition. As shown in the photos, it needs more than just a little maintenance. For most of the length of the street, there is a nice esplanade between the sidewalk and the travel lanes. This should be preserved and there is no need for curb on this side of the street.



Looking south by Gay Street

This should be preserved and there is no need for curb on this side of the street.

The existing sidewalk should be widened by adding two feet of paving on the side away from the street (utility poles and at least one hydrant will be an issue extending the sidewalk on the street side) as part of an overlay. Temporary construction easements and possible grading easements

may be needed. At a minimum, property lines need to be checked in the design stage.



By house #28 looking north



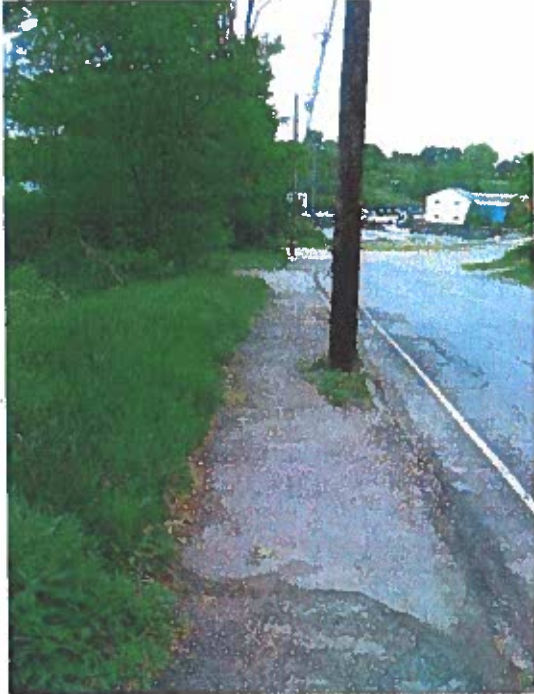
By house #28 looking south

Rational for upgrade to Dunn Street sidewalk

1. The existing sidewalk is in very poor condition
2. The existing sidewalk does not meet ADA requirements
3. This street sees a lot of pedestrians
4. A new sidewalk will make the neighborhood look better
5. 18 houses will have a better sidewalk in front of them

Wadsworth Street from Main to Water – This is a 5-foot asphalt sidewalk in relatively good condition. There are several locations that need maintenance as the asphalt has broken up and some is missing. These spots should be cut square, cleaned up and repaved. The sidewalk does not fully meet ADA requirements as it is lacking detectable warning plates at street intersections and has a number of utility poles that

comprise the 5-foot width. It is recommended that these issues be left for a future project. The Public Works Department should handle the immediate repairs needed to bring the sidewalk up to a safe condition.



Wadsworth Street looking toward Water St.



Missing pavement on Wadsworth St. sidewalk

***Making Thomaston
more walkable !***

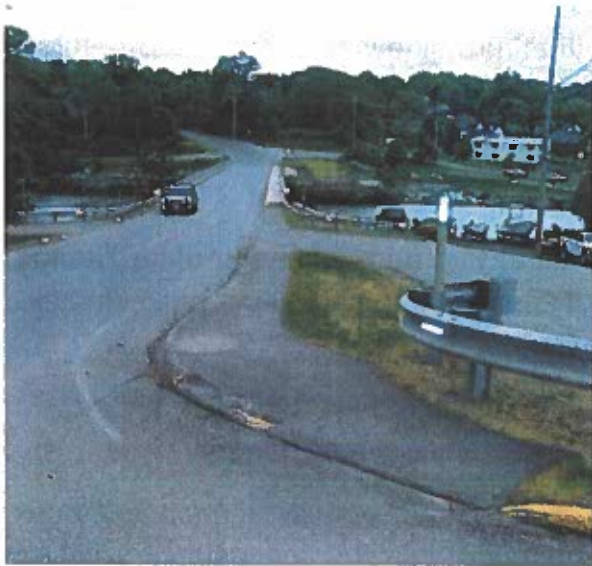
Rational for upgrade to Wadsworth Street sidewalk

1. The sidewalk is in relatively good condition and fixing damaged sections is a reasonably easy and economical project.
2. This sidewalk connects the Thomaston Green to the new Kiln Park.

Brooklyn Heights from Sunrise to Bobolink – This section of road is a high volume traffic area with no sidewalk making it unsafe for pedestrians. As shown below a sidewalk exists from the south end of the Wadsworth Street Bridge to Sunrise Terrace. This is only 4½ feet wide and has no detectable warning plate at Sunrise but it is in good condition needs no work at this time.

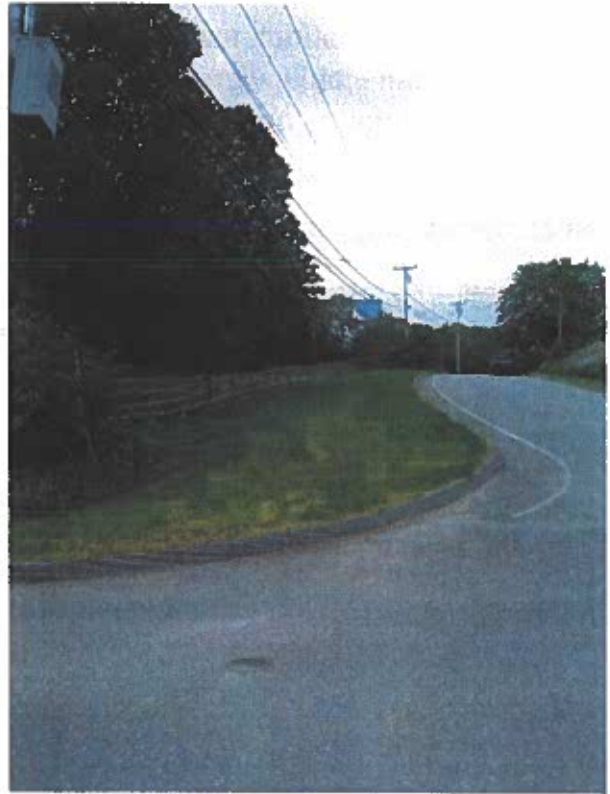
Constructing a new sidewalk from Sunrise to Bobolink Lane will present some challenges as the site distance is poor and the road has heavy traffic. There are several

places where there is a significant variation in the ground elevation from the curb to five feet behind the curb. Temporary construction easements and grading easements will be needed.



At Sunrise Terrace looking across bridge

This is NOT a project for the Public Works Department as it will involve work in the busy road and a lot of earth moving to provide the level area needed of the sidewalk. This project needs to be engineered, bid and constructed by an professional contractor.



At Sunrise Terrace looking up the hill on Brooklyn Heights Road

Rational for sidewalk on Brooklyn Heights Road

1. This is a very unsafe section of road for pedestrians
2. This will provide a sidewalk for 13 houses and an apartment complex.

Summary of Proposed Sidewalk Program Activities

Hyer Street – Replace curb where needed. Overlay existing sidewalk with minimum 1½ thick, 5-foot wide asphalt paving with detectable warning plates at street crossing. Paint crosswalks and add 5-foot wide bike path to south side of street.

Gleason Street – Overlay existing sidewalk with minimum 1½ thick, 5-foot wide asphalt paving with detectable warning plates at street crossing. Paint crosswalks and add 5-foot wide bike path to south side of street. Construct new sidewalk from Pine Street to Fish Street. Consider adding curb from Knox Street to brook by house #36.

Mall Road – Overlay existing sidewalk with minimum 1½ thick, 5-foot wide asphalt paving with asphalt curb.

Booker Street – Construct new 5-foot wide asphalt paving from Valley Street to Thomas Street. Install detectable warning plates at street crossing and paint crosswalks. Install necessary drainage to prevent flooding of sidewalk.

Beechwood Street – Overlay existing sidewalk to bring it to a full 5-foot wide and add detectable warning plates as needed. Repair or replace curbing as needed.

Elliot Street – Remove existing sidewalk and replace with 5-foot wide asphalt, add curb where needed. Install detectable warning plates at street crossing and paint crosswalks.

Erin Street – Construct new 5-foot wide sidewalk with curb on north half of street. Overlay south half with minimum 1½ thick, 5-foot wide asphalt paving.

Dunn Street – Overlay with minimum 1½ thick, 5-foot wide asphalt paving to add two feet to the existing sidewalk. Paint crosswalks as needed.

Wadsworth Street – Replace broken and missing asphalt and curb.

Cost Estimate

The costs shown are for the complete project including engineering design, approvals, and construction based on contracting the complete project out. There are some of these projects that could be done all or partly by the Public Works Department and this would reduce the cost. The maintenance on Wadsworth Street is one of these and the cost would only be the asphalt needed and that is probably half of the cost shown below.

Elliot Street is a small job in length and may be another one that PWD could do. If the PWD sidewalk paver can be put into good working order, the overlay on Beechwood Street and maybe even Dunn Street are projects they could do.

If all of the projects outlined below were done by outside contractors, the total cost would be about \$950,000. This cost would be less if PWD did part of the work and if grant funds were available. The Town will probably have to borrow some funds for the Knox Street Rebuild Project and one borrowing to cover both projects would save the Town from paying two lawyer fees (bond counsel fees are about \$10,000 per bond).

Street	From	To	Length (feet)	Improvement	Estimated Cost	Estimated Cost per foot
Hyer	Knox	Wadsworth	2,000	5' Overlay w/ curb	\$110,000	\$55
Gleason	Fish	Knox	3,100	5' Paved w/ curb 600' new paved	\$186,000	\$60
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Elliot	Knox	Dunn	325	Complete Rebuild	\$22,750	\$70
Erin	Main	Beechwood	2,275	5' Paved w/ curb 1,200' new paved	\$147,875	\$65
Dunn	Hyer	Elliot	1,070	5' Overlay	\$53,500	\$50
Wadsworth	Main	Water	1,814	Minor Maintenance	\$8,000	
Brooklyn Heights.	Sunrise	Bobolink	950	New 5' Paved w/ curb	\$76,000	\$80



Sidewalk construction behind the Business Block in 2019



New Applicant

Boards & Committees Application Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861
Phone (207) 354-6107 Fax (207) 354-2132

Date:

8/3/23

Name:

CARRIE BREZZO

Street Address:

5 SUNSET ST

Mailing Address (if different):

Home Phone Number:

Cellular Phone Number:

207-798-0405

E-mail Address:

CARRIESEWFANCY@GMAIL.COM

Preferred Method of Contact:

EMAIL

Committee you wish to serve on:

LIBRARY BOARD OF TRUSTEES

How long have you been a resident of Thomaston?

5 YEARS

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

I believe the Library is an integral part of our community and want to be apart of its growth!

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

I AM CURRENTLY A MEMBER OF THE FRIENDS OF THE THOMASTON PUBLIC LIBRARY.

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>8/3/13</u>
Appointment Term:	<u>2025</u>
Resignation Date:	<u>open</u>
Member being replaced:	<u>Vacancy</u>
Town Manager Review:	<u>(Initials)</u>
Town Clerk Review:	<u>ms</u> (Initials)



New Applicant

Boards & Committees Application
Town of Thomaston, Maine

13 Valley Street Thomaston, ME 04861
Phone (207) 354-6107 Fax (207) 354-2132

Date: July 31, 2023

Name: Christopher A. Hirsch

Street Address: 26 Beechwood St.

Mailing Address (if different): -

Home Phone Number: -

Cellular Phone Number: 207 831 1986

E-mail Address: cahirsch@gmail.com

Preferred Method of Contact: email

Committee you wish to serve on: Economic Development

How long have you been a resident of Thomaston? Full time 2011, P/T 1995

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

Its a forward looking committee helping the other committees navigate financial challenges and strategic planning

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

Directed a large department at Maine Medical for 12 years.

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>7-31-23</u>
Appointment Term:	<u>2024</u>
Resignation Date:	<u>8-1-23</u>
Member being replaced:	<u>[unclear]</u>
Town Manager Review:	_____ (Initials)
Town Clerk Review:	_____ (Initials)



TOWN OF THOMASTON
P.O. BOX 299
THOMASTON, MAINE 04861-0299
TEL: (207) 354-6107

COPY

Certificate of Appointment by Municipal Officers

To: **John Palmer**

Pursuant to: 30-A M.R.S.A. § 2601

The undersigned Municipal Officers of the Town of Thomaston hereby vote to appoint and confirm you as Patrol Officer.

Your term of office is to expire on August 14, 2024.
Given under our hands this 14th day of August 2023.

Diane Giese, Chair	_____
William Hahn, Vice-Chair	_____
Sandra Moore, Select Board	_____
Christopher Rector, Select Board	_____
Peter Lammert, Select Board	_____

Municipal Officers of Thomaston, Maine

Record of Oath

State of Maine
County of Knox, ss.

Personally appeared before me the above-named John Palmer, who has been duly appointed by the Thomaston Municipal Officers as the Patrol Officer in said municipality, and took the oath necessary to qualify to perform the duties of office for the term specified above according to law.

Before Me,

Melissa Stevens, Town Clerk



TOWN OF THOMASTON
P.O. BOX 299
THOMASTON, MAINE 04861-0299
TEL: (207) 354-6107

COPY

Certificate of Appointment by Municipal Officers

To: **Daniel Perez**

Pursuant to: 30-A M.R.S.A. § 2601

The undersigned Municipal Officers of the Town of Thomaston hereby vote to appoint and confirm you as **Patrol Officer**.

Your term of office is to expire on August 14, 2024.
Given under our hands this 14th day of August 2023.

Diane Giese, Chair

William Hahn, Vice-Chair

Sandra Moore, Select Board

Christopher Rector, Select Board

Peter Lammert, Select Board

Municipal Officers of Thomaston, Maine

Record of Oath

State of Maine
County of Knox, ss.

Personally appeared before me the above-named **Daniel Perez**, who has been duly appointed by the Thomaston Municipal Officers as the **Patrol Officer** in said municipality, and took the oath necessary to qualify to perform the duties of office for the term specified above according to law.

Before Me,

Melissa Stevens, Town Clerk



TOWN OF THOMASTON
P.O. BOX 299
THOMASTON, MAINE 04861-0299
TEL: (207) 354-6107

COPY

Certificate of Appointment by Municipal Officers

To: **Matthew Cremonni**

Pursuant to: 30-A M.R.S.A. § 2601

The undersigned Municipal Officers of the Town of Thomaston hereby vote to appoint and confirm you as **Patrol Officer.**

Your term of office is to expire on August 14, 2024.
Given under our hands this 14th day of August 2023.

Diane Giese, Chair

William Hahn, Vice-Chair

Sandra Moore, Select Board

Christopher Rector, Select Board

Peter Lammert, Select Board

Municipal Officers of Thomaston, Maine

Record of Oath

State of Maine
County of Knox, ss.

Personally appeared before me the above-named **Mathew Cremonni**, who has been duly appointed by the Thomaston Municipal Officers as the **Patrol Officer** in said municipality, and took the oath necessary to qualify to perform the duties of office for the term specified above according to law.

Before Me,

Melissa Stevens, Town Clerk

THE TOWN OF THOMASTON IS AN EQUAL OPPORTUNITY PROVIDER

Kara George

From: Jared Porter
Sent: Monday, July 24, 2023 9:46 AM
To: Kara George
Cc: sarah_robertson@myfairpoint.net
Subject: Thomaston Fall Festival

Good Morning Kara,

The recreation department is hoping to put on a fall festival this coming October 14th & 15th (Saturday & Sunday). Before we start booking vendors, bands, and bounce houses I wanted to get your approval! This will be used as a fundraiser towards bigger projects going forward (New Playground, Ice Skating Rink).

Some of the activities will be:

Spooky Softball Tournament (Costume required)

Cow Chip Bingo

Pumpkin Carving Contest, Chili Cook-off, Apple Pie Eating contest

Hay Rides, Face Painting, Bounce Houses, Dunk Tank, Live Band

Vendors, Fall Arts & Crafts for kids

Pig Roast, Food trucks, Candy Apples and Apple Cider from local vendors.

I was also hoping to put together a sub-committee to help organize this event as it will be a big undertaking.

Thank you,

Jared Porter
Thomaston Recreation Director
(207)975-2544
jporter@thomastonmaine.gov

QUITCLAIM DEED

I, JAMES D. FLAGG, of Nobleboro, Lincoln County, Maine *for consideration paid, release* to THE INHABITANTS OF THE TOWN OF THOMASTON whose address is 13 Valley Street, Thomaston, Maine, its successors heirs and assigns, any right, title, and interest in three certain lots or parcels of land, together with the buildings thereon, situated in the Town of Thomaston, Knox County, Maine, bounded and described as follows to wit:

FIRST: BEGINNING on a point on the westerly side of Dexter Street, which point is 140 feet from the northeast corner of the Johnson lot; thence westerly and at right angles with Dexter Street, 90 feet to stake and stones; thence northerly and parallel with Dexter Street, 50 feet to stake and stones; thence easterly and parallel to the first described line, 90 feet to Dexter Street; thence southerly along the line of Dexter Street to place of beginning. Meaning and intending to convey a portion of the Aaron Jones Lot. Being the same premises conveyed to these Grantors by Margaret I. Crockett by deed dated December 6, 1948 and recorded in the Knox County Registry of Deeds, Book 305, Page 163.

SECOND: BEGINNING on the west side of Dexter Street at the northeast corner of land of these Grantors; thence northerly by said Dexter Street, thirty-five (35) feet; thence at right angles to Dexter Street and in a westerly direction one hundred and fifteen (115) feet; thence parallel to Dexter Street and in a southerly direction one hundred and fifteen (115) feet; thence easterly, twenty-five (25) feet to the southwest corner of land of Ellis et al; thence northerly by land of Ellis et al eighty (80) feet to the northwest corner of land of Ellis; thence easterly by land of Ellis et al, ninety (90) feet to the place of beginning. Being the same premises conveyed by Charles W. Jones to these Grantors as recorded in the Knox County Registry of Deeds, Book 352, Page 31, dated July 21, 1956.

THIRD: BEGINNING at a point on the westerly side of Dexter Street at the northeast corner of the lot of land conveyed by Robert L. Dunbar to Walter R. Ellis by deed recorded in Knox County Registry of Deeds, Book 267, Page 488; thence in a northerly direction along the line of Dexter Street 30 feet to stake and stones; thence at right angles to Dexter Street and in a westerly direction 90 feet to stake and stones; thence parallel to Dexter Street and in a southerly direction 30 feet to stake and stones; thence at right angles to said Dexter Street and in an easterly direction: 90 feet to the place of beginning. Being the same premises conveyed to Ellis et al by Aaron Jonen in his deed dated April 17, 1943 and recorded in the Knox County Registry of Deeds, Book 275, Page 250. Also being the same premises as conveyed by Walter R. Ellis to Walter R. Ellis et al dated December 4, 1970 and recorded in the Knox County Registry of Deeds, Book 511, Page 245. The said Walter R. Ellis, husband of Alberta E. Ellis and joint owner of the above-described premises, died December 17, 1972.

MEANING and INTENDING to describe and to convey herein the same premises conveyed to James D. Flagg and Rebecca B. Flagg, by deed from Alberta E. Ellis dated April 27, 1979 and recorded at the Knox County Registry of Deeds in Book 750, Page 195. For further reference see Quitclaim Deed from Rebecca B. Flagg to James D. Flagg recorded at the Knox County Registry of Deeds in Book 809, Page 157.

WITNESS my hand and seal this ____ day of _____, 2023.

James D. Flagg

STATE OF MAINE,

COUNTY OF _____, SS

Dated: _____, 2023

Then personally appeared before me, the above-named James D. Flagg and acknowledged the above instrument to be his free act and deed.

Notary Public

(Stamp or Print Name of Notary)

TOWN OF THOMASTON
DISCHARGE OF TAX LIEN MORTGAGE CERTIFICATE
36 M.R.S. § 943

I, _____, in my capacity as _____ of the municipality of Thomaston, hereby acknowledge on _____ I have received full satisfaction of the debt secured by the following tax liens assessed to James D. Flagg:

1. The 2016 tax lien mortgage against Account Number F0160R, Map 207, Lot 7 created by the recording of a tax lien dated August 24, 2016, and recorded August 26, 2016, at the Knox County Registry of Deeds at Book 5078, Page 87;
2. The 2017 tax lien mortgage against Account Number F0160R, Map 207, Lot 7 created by the recording of a tax lien dated September 7, 2017, and recorded September 7, 2017, at the Knox County Registry of Deeds at Book 5204, Page 337;
3. The 2018 tax lien mortgage against Account Number F0160R, Map 207, Lot 7 created by the recording of a tax lien dated September 20, 2018, and recorded September 20, 2018, at the Knox County Registry of Deeds at Book 5341, Page 73;
4. The 2019 tax lien mortgage against Account Number F0160R, Map 207, Lot 7 created by the recording of a tax lien dated September 6, 2019, and recorded September 9, 2019, at the Knox County Registry of Deeds at Book 5458, Page 209; and
5. The 2020 tax lien mortgage against Account Number F0160R, Map 207, Lot 7 created by the recording of a tax lien dated October 14, 2020, and recorded October 14, 2020, at the Knox County Registry of Deeds at Book 5624, Page 141.

In consideration of a release deed signed by James D. Flagg, owner of Map 207, Lot 7, releasing his rights to the said premises to the Town of Thomaston, I hereby discharge said tax lien mortgages.

Town of Thomaston

Dated: _____

By: _____

Its: _____

State of Maine

County of Knox

Date: _____

Personally appeared before me, the above-named _____, who
acknowledged the foregoing to be his/her free act and deed in his/her capacity
as _____.

Notary Public

Kara George

From: Steffany Tribou <stribou@rsu13.org>
Sent: Thursday, July 20, 2023 3:24 PM
To: Kara George
Cc: John McDonald
Subject: Lease Renewal
Attachments: doc02304820230720142221{1}.pdf

Hi Kara,

We have reviewed our lease (attached), and it covers our renewal as well without needing to draw up a new lease. If you would like for us to do an additional sign-off page for the renewal to add to this existing lease, we are happy to do so. Please take this written communication as our formal intent to renew our lease.

Many thanks,

Steffany Tribou (she/her)
Assistant Superintendent
Director of Curriculum, Assessment, and Instruction
RSU #13
28 Lincoln Street
(207) 596-6620
Rockland, Maine 04841

**THOMASTON TOWN OFFICE SPACE TO RSU 13
LEASE AGREEMENT**

Lease agreement made and entered into as of the 25th day of April, 2023, by and between the **TOWN OF THOMASTON, MAINE** ("Landlord"), a municipal corporation existing under the laws of the State of Maine and located in the County of Knox, State of Maine and having a mailing address of 13 Valley Street, Thomaston, ME 04861, and **REGIONAL SCHOOL UNIT NO. 13** ("Tenant"), a Maine regional school unit located in Rockland, Maine.

WHEREAS, Tenant wishes to lease space for the purpose of *using space for an educational program* in certain real property owned by Landlord described in the deed from Tenant to Landlord dated January 17, 2017 and recorded in the Knox County Registry of Deeds in Book 5134, Page 161 (the "Deed"); and

WHEREAS, Landlord, acting through its municipal officers as authorized by Town Meeting, is willing to lease said premises under the conditions and terms contained herein

NOW, THEREFORE, in consideration of mutual conditions and covenants contained herein, the parties agree as follows:

1. **Description of Property:** Subject to the terms of the lease, Landlord leases to Tenant use of the classroom space, an office space, and bathroom space in the location of the back hall of the of the Thomaston Town Office and directly next to the police station. Being a portion of the property described in the Deed, together with the non-exclusive use of the entrances, hallways and other common areas necessary to use the leased premises.
2. **Use of Property:** Use of the property shall be limited to school purposes. Alterations shall not be made by Tenant without prior written consent of the Landlord, provided, however, that the Landlord shall not unreasonably withhold consideration for alterations reasonably necessary to Tenant's intended use of Premises *such as painting and beautification of the space. All space beautification plans will be brought to the Town Manager for final approval before executing.* Tenant, when so authorized, shall have the right to make alterations or additions to the Premises at its sole cost and expense; provided, however, that any such alterations and additions shall be of such workmanship and material at least equal to that state or condition of the Premises that exist prior to the making of such alterations, or additions, and further provided that no such alterations or additions shall reduce the strength or value of the Premises as they exist immediately prior to the making of such alterations or additions. Tenant shall have neither the right nor the obligation at the end of the term of this lease, or any renewals thereof, to remove the same.

3. **Keys and Locks:** The Tenant agrees not to install additional or different locks or gates on any doors or windows of the Unit without the written permission of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock. When this Lease Agreement ends, the Tenant agrees to return all keys to the Landlord. The Landlord may charge the Tenant for each key not returned at termination of this Lease Agreement, and for the replacement of lost keys while the Tenant occupies the Unit.

4. **Duration:** The term of this Lease shall be for the period starting April 25, 2023 and ending June 28, 2023 (the "Initial Term"), unless sooner terminated as herein provided. Tenant shall have the option to renew this Lease, on the same terms, for the period starting as early as September 1, 2023 and ending as late as June 20, 2024, by providing written notice to the Landlord no later than August 1, 2023 of its intent to renew and the start and end dates of such renewal period. During the Initial Term or any renewal term, Tenant shall have the option to terminate this Lease at any time upon at least 30 days' written notice to the Landlord and rent shall be prorated for any partial month.

5. **Rent:** Tenant shall pay rent to the Landlord of \$1,500 for the Initial Term, payable as follows: \$750 upon signing this Lease, covering the period from April 25, 2023 through May 31, 2023, and \$750 on June 1, 2023 covering the period from June 1, 2023 through June 28, 2023. Rental payments shall be made to the Landlord at Thomaston Town Office, 13 Valley Street, Thomaston, ME 04861. Checks shall be made payable to the Town of Thomaston through the term of the Lease. If Tenant renews this Lease as set forth in Section 4 above, rent for such renewal period shall be \$750/month, prorated for partial months at the start or end of the tenancy.

6. **Intentionally omitted.**

7. **Utilities/Maintenance:** Landlord covenants and agrees that costs of heating, water service, *electrical, telephone, internet, maintenance, regular cleaning of room and bathrooms and trash removal*, and sewage disposal are included in the rent amount. Landlord shall be solely responsible for all maintenance and repair of the property and improvements thereon (including but not limited to the building and all building systems), subject to Tenant's obligation to repair damage caused by Tenant beyond normal wear and tear.

8. **Parking:** Landlord agrees to provide and plow/maintain for the benefit of the Tenant *two parking spaces. Additionally, Landlord will allow parent pick-up directly from the premises if necessary.*

9. **Access to Premises:** Tenant shall permit Landlord, or its agents, to enter the Premises for emergency situations or make improvements/repairs and that the Landlord shall respect all privacy requirements provided by law.

10. **Quiet Enjoyment:** Landlord warrants that the Tenant shall be granted peaceable and quiet enjoyment of the Premises free of any eviction or interference by the Landlord if Tenant pays the rent and other charges provided in this Lease, and otherwise fully complies with the terms and conditions imposed on the Tenant. Likewise, the Thomaston Town Office is a place of business, and Regional School Unit 13 will ensure there are two adults on the premises when the student group exceeds 6 students to ensure peaceable and quiet conduct of town business.

11. **Default:** If, during the term of the Lease, or any extension of the term, Tenant shall default in the payment of rent or in the performance of any covenants or conditions required by the Lease, and if default is not corrected within fourteen (14) days after the delivery of written notice from the Landlord specifying the default and sent by registered mail (or such longer period, not to exceed 30 days, as may be reasonably necessary in the case of a default that cannot reasonably be cured within 14 days), the Landlord shall have the right, as its elections, to terminate this Lease by written notice to the Tenant and to re-enter the leased Premises and remove all persons and/or improvements from the Premises, or to take any other action for the enforcement of any right or remedy available to the Landlord at law.

12. **Notices:** All notices or other writings pertaining to this Lease must be in writing and delivered by registered or certified mail, or delivered in hand obtaining a receipt therefor, to:

Landlord: Town of Thomaston
13 Valley Street
Thomaston, ME 04861

Tenant: RSU #13 (Attn: Assistant Superintendent)
28 Lincoln Street
Rockland, ME 04841

The address to which any notice, demand, or other writing may be given, made, or sent to any party as above provided may be changed by written notice by addressee to the other party.

13. **Sublease or Assignment:** The Lease Premises shall not be sublet in whole or in part, or this lease assigned or transferred without the prior, express, and written consent of the Landlord. Such consent shall not be unreasonably withheld by Landlord. Any attempted unauthorized assignment, sublease, or license to occupy shall be void, and shall terminate this Lease at the Landlord's option.

14. **Indemnity and Insurance:** The Landlord shall obtain and maintain public liability, fire, and other casualty insurance upon the Premises. The Tenant shall maintain a policy of general liability insurance of not less than \$1,000,000.

15. Surrender of Possession:

- a) The Tenant shall, on the last day of the term, or on earlier termination and forfeiture of this Lease, peaceably and quietly surrender and deliver the Premises to Landlord free of sub-tenancies, including all additions, and improvements constructed or placed on Premises by the Tenant, except moveable trade fixtures, all in good condition and repair.
- b) If the Landlord so elects, any trade fixtures or personal property not used in connection with the operation of the Premises and belonging to the Tenant, if not removed at the termination or forfeiture of this Lease shall be deemed abandoned and become the property of Landlord without any payment or offset for such fixtures or property, provided Landlord first gives Tenant thirty (30) days advance written notice to remove same after expiration of the thirty (30) day notice period, at Landlord's election, Landlord may remove such fixtures or property from the Premises and store them at the risk and expense of the Tenant.
- c) The tenant shall repair and restore all damage to the Premises caused by the removal of equipment, trade fixtures, and personal property.

16. Damage to Premises: If the Premises shall be so damaged by fire, the elements, casualty, war, insurrection, riot, public disorder, acts authorized on the part of any governmental authority or any cause happening as to be substantially unusable by Tenant for its purposes, Tenant shall have the right to terminate this Lease by written notice to Landlord within thirty (30) days after the occurrence of such event. The Landlord may, at its sole option, either restore the Premises to their previous condition or terminate the Lease within thirty (30) days after the occurrence of such event. In either event, Tenant shall not make claim against the Landlord for damages to it because of said termination but Tenant shall be entitled to a refund of prepaid rent covering any period after the date of termination. *If damages to the premises are made as a direct result of the Tenant or those under the care of the Tenant, Tenant is responsible for the cost of repairs.*

17. Amendment: This lease may be amended only by written agreement signed by the parties.

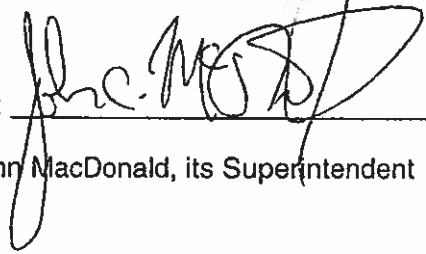
18. Miscellaneous. This Lease shall be binding upon, and shall inure to the benefit of, the parties and their respective successors and assigns. If any provision of this Lease or its application to any person or circumstances shall to any extent be invalid or unenforceable, then the remainder of this Lease and the application of such provision to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected thereby, and each provision of this Lease shall be valid to the fullest extent permitted by law. This document shall become effective and binding only upon execution and delivery hereof by both Landlord and Tenant. All negotiations, understandings and agreements between Landlord and Tenant with respect to the subject matter of this Lease are incorporated herein and no prior agreements or

understandings, oral or written, shall be effective for any purpose. This Lease shall be governed by the laws of the State of Maine. Headings are for convenience only and shall not be considered part of this Lease. This Lease may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute one and the same instrument, and electronic signatures or signatures delivered by email (PDF) shall be as effective as originals.

[Signature Page Follows]

TENANT:

Regional School Unit No. 13

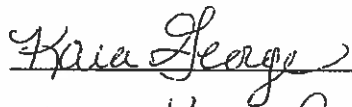
By: 

John MacDonald, its Superintendent

DATE: 4/25, 2023

LANDLORD:

Town of Thomaston

By: 
Printed name: Kara George.
Title: Town Manager

DATE: 4/25, 2023

AGREEMENT REGARDING USE RESTRICTION

This Agreement Regarding Use Restriction ("Agreement") is effective as of April 25, 2023, and is given by **REGIONAL SCHOOL UNIT NO. 13**, a Maine regional school unit having a mailing address of 28 Lincoln St., Rockland, ME 04841 (the "RSU"), in favor of the **INHABITANTS OF THE TOWN OF THOMASTON**, a Maine body corporate and politic having a mailing address of 13 Valley St., Thomaston, Maine 04861 (the "Town").

RECITALS

WHEREAS, the RSU conveyed certain property located in Thomaston, Knox County, Maine (the "Premises") to the Town by deed dated January 17, 2017 and recorded in the Knox County Registry of Deeds in Book 5134, Page 161 (the "Deed"); and

WHEREAS, the Deed includes a perpetual restriction, under the heading "Use Restriction," relating to the use of the Premises for certain school purposes (the "Use Restriction"); and

WHEREAS, the Town intends to enter into a lease with the RSU pursuant to which the RSU shall use a portion of the Premises for school purposes for the remainder of the current school year, ending in June, 2023, which lease may be renewed for all or a portion of the 2024-2025 school year (collectively, the "Permitted Use"); and

WHEREAS, the RSU wishes to evidence its agreement that the Permitted Use shall not constitute a violation of the Use Restriction, or cause title to the Premises to revert to the RSU.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the RSU hereby agrees and acknowledges that the Permitted Use shall not be deemed a violation of the Use Restriction, and shall not cause title to the Premises to revert the RSU, and that except as expressly modified by this Agreement, the Use Restriction shall remain in full force and effect and shall continue to apply to any and all uses of the Premises other than the Permitted Use.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective undersigned representatives, thereunto duly authorized, to be effective as of the date first set forth above.

WITNESS:

Madina Stearns

REGIONAL SCHOOL UNIT NO. 13

By: *John C. McDonald*
John C. McDonald
Its Superintendent of Schools

STATE OF MAINE
COUNTY OF KNOX, ss.

4/25, 2023

Personally appeared the above named John C. McDonald, Superintendent of Regional School Unit No. 13, and acknowledged the foregoing instrument to be his free act deed in his said capacity and the free act and deed of said Regional School Unit No. 13.

DONNA J. CULBERTSON
NOTARY PUBLIC
STATE OF MAINE
Commission Expires June 10, 2025

Before me,

Donna J. Culbertson
Notary Public/Attorney at Law

Print name: Donna J. Culbertson
My commission expires: 6/10/2025

SEEN AND AGREED TO:

WITNESS:

Madina Stearns

INHABITANTS OF THE TOWN OF
THOMASTON

By: *Kara George*
Printed name: Kara George
Title: Town Manager



THOMASTON

THE TOWN THAT WENT TO SEA *Maine*

TOWN OF THOMASTON

Public Hearing Policy

Public hearings are meetings to provide information and receive public input on particular matters. The requirements for calling public hearings vary, depending on the type of public hearing being called. If the hearing is required to be advertised, the fee to advertise must be paid by the applicant prior to the hearing.

Liquor Licenses

The Thomaston Select Board requires a public hearing on all *NEW* applications for liquor licenses. Applicants are required to pay the advertising fee prior to the hearing and attend the public hearing. Renewal applications do not require a public hearing unless there is a change to the application.

All applicants for requesting a new or renewal application *MUST* attend the scheduled Select Board meeting. All applications must be received at least two weeks prior to the next Select Board meeting in order to be placed on the agenda.

(Title 28-A M.R.S.A. §653(1)).

Catering Permit, Qualified Catering Organization, or Incorporated Civic Organization

A *NEW* application for a Catering Permit, Qualified Catering Organization, or Incorporated Civic Organization will require a hearing and must be dropped off at the Thomaston Town Clerks' Office at least two weeks prior to the next Select Board Meeting in order to be placed on the agenda. Applicants are required to pay the advertising fee prior to the hearing and attend the public hearing.

A prior applicant approved by the Select Board for a Catering Permit, Qualified Catering Organization, or Incorporated Civic Organization may be approved by the Town Manager or Town Clerk.

TOWN OF THOMASTON

Public Hearing Policy

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

THOMASTON SELECT BOARD:

Diane Giese, Chair

William Hahn, Vice-Chair

Peter Lammert

Sandra Moore

Christopher Rector

A true copy of the signed Public Hearing Policy as certified to me by the Thomaston Select Board.

Melissa Stevens, Thomaston Town Clerk

Date

Missy Stevens

From: Benjamin Griffin <bjgriffin520101@gmail.com>
Sent: Friday, July 28, 2023 11:08 AM
To: Missy Stevens
Subject: Re: FW: Committees

Hi, Missy. The only town committee I am on is the Community and Economic Development Committee. I would like to exit my service there effective with the next meeting in August. I am a board member and President of Watts Hall Community Arts, which is a 501c3 organization not affiliated with Town, although we operate Watts Hall. I will resign from that most likely in August as well.

Thanks and let me know if you have any questions.

Ben

On Wed, Jul 26, 2023 at 11:46 AM Missy Stevens <mstevens@thomastonmaine.gov> wrote:

Here you go. 😊

Melissa Stevens

Town Clerk

Town of Thomaston

13 Valley St.

Thomaston, ME 04861

Ph. (207) 354-6107

Fax (207) 354-2132

From: Missy Stevens
Sent: Wednesday, July 26, 2023 11:41 AM
To: bjgriffin520101@gmail.com
Subject: Committees
Importance: High

Hi Ben, Sally mentioned to me that you will no longer be in the area and was not sure why you need to complete the oath for the ED Committee. I apologize I was unaware that you were leaving. If you would please send an email list of the committees that you are on and when you want to be removed from each. This gives

me the paper trail I need and the opportunity to update openings. I wish you and Nancy the best and thank you both for all your hard work.

Best,

Melissa Stevens

Town Clerk

Town of Thomaston

13 Valley St.

Thomaston, ME 04861

Ph. (207) 354-6107

Fax (207) 354-2132

7/24/23

To: Town Manager Kara George, Chief Tim Hoppe

From: Officer Brook Hartshorn

Subject: Resignation

I am respectfully submitting my letter of resignation from position as a Patrol Officer for the Town of Thomaston, effective in two weeks from today's date July 24, 2023.

As we discussed, the schedule does not fit me personally. I do appreciate the opportunity to be a part of the Thomaston Police Department, even for a short time.

If it is possible and does not cause hardship, I would like to use 36 hours of vacation time for my second and final week. August 5th and 6th.

Sincerely,

Brook Hartshorn

A handwritten signature in black ink, appearing to read "Brook Hartshorn", with a long horizontal flourish extending to the right.

Donna Culbertson

From: Diane Giese
Sent: Thursday, August 10, 2023 12:00 PM
To: Donna Culbertson
Subject: Fw: Application for Permission - Thomaston Dog Park Yard Sale at Academy Building Saturday, September 19th 2023.
Attachments: TDP renewal policy_Aug 2023.pdf

Can you add this to the agenda Donna?

From: Alan Blake <ablaze100@gmail.com>
Sent: Thursday, August 10, 2023 11:10 AM
To: Diane Giese <dgiese04861@thomastonmaine.gov>
Cc: Trisha Badger <tbadger@thew2o.net>
Subject: Application for Permission - Thomaston Dog Park Yard Sale at Academy Building Saturday, September 19th 2023.

Hi Diane,

I'm acting on behalf of Thomaston Dog Park Association.

We would very much like to hold our Annual Yard Sale fundraising event in the grounds of Thomaston Academy on Saturday, September 19th from 9:00 am to 3:00pm.

The Thomaston Dog Park Annual Yard Sale has proved to be highly popular with the people of this town and I hope the Select Board will agree that the Academy's grounds would be an ideal venue, offering us a space that is a community hub with ample, safe access and parking.

The exact location of the event within the grounds, along with any pre-event storage and access needs, would be decided after discussion and consultation with staff at the Academy Building.

I have attached a current Proof of Insurance to the value of \$1 million and hope that you will be able to put this application to the Select Board at your next opportunity.

Thank you so much.

Alan Blake (On behalf of Thomaston Dog Park Association)
blakeandcompanytv.com

NAUTILUS INSURANCE GROUP

POLICY BANNER PAGE

POLICY NUMBER: NN1581806

INSURED: Thomaston Dog Park Association

**COMMERCIAL LINES POLICY - COMMON POLICY DECLARATIONS
NAUTILUS INSURANCE COMPANY**

An Arizona Corporation

Transaction Type: **Renewal**

Policy No. NN1581806

Renewal of Policy # NN1439835
 Rewrite of Policy # _____
 Cross Ref. Policy # _____
 NIC Quote # 271592501

Inspection Ordered:
 Yes No

Melissa Hallmark; License Number PRN445353
 This insurance contract is issued pursuant to the
 Maine Insurance Laws by an insurer neither
 licensed by nor under the jurisdiction of the Maine
 Bureau of Insurance.

Named Insured and Mailing Address
 (No., Street, Town or City, County, State, Zip Code)
 Thomaston Dog Park Association

Po Box 342
 Thomaston ME 04861
 Knox

Agent and Mailing Address Agency No. 02805 00
 (No., Street, Town or City, County, State, Zip Code)

CRC - CONCORD
 421 Wadsworth St
 Middletown, CT 06452

Policy Period: From 09/11/2023 to 09/11/2024 at 12:01 A.M. Standard Time at your mailing address shown above.


Business Description: Dog Park **Tax State** ME

Form of Business: Individual Partnership Joint Venture Trust Limited Liability Company (LLC)
 Organization, including a Corporation (but not including a Partnership, Joint Venture or LLC)

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY,
 WE WILL PROVIDE YOU THE INSURANCE STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PARTS FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.			PREMIUM
Commercial General Liability Coverage Part			\$ 1,250.00
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
			\$ _____
Tax & Fee Schedule		TOTAL ADVANCE PREMIUM	\$ 1,250.00
Policy Fee	\$ 135.00	Minimum & Deposit	
Surplus Lines Tax	41.55	TOTAL TAXES & FEES	\$ 176.55
		TOTAL	\$ 1,426.55

Form(s) and Endorsement(s) made a part of this policy at time of issue:
Refer to Schedule of Forms and Endorsements.

Countersigned: Middletown, CT By 
 08/07/23 APERKINS SH
 Countersignature or Authorized Representative, whichever is applicable

THESE DECLARATIONS TOGETHER WITH THE COMMON POLICY CONDITIONS, COVERAGE PART DECLARATIONS, COVERAGE PART COVERAGE FORM(S) AND FORMS AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETE THE ABOVE NUMBERED POLICY.
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Nautilus Insurance Company®

An Arizona Stock Corporation

COMMERCIAL LINES POLICY

THIS POLICY IS NOT OBTAINED PRIMARILY FOR PERSONAL, FAMILY OR HOUSEHOLD PURPOSES.

THIS POLICY CONSISTS OF:

- Declarations;
- Common Policy Conditions; and
- One or more Coverage Parts. A Coverage Part consists of:
 - One or more Coverage Forms; and
 - Applicable Forms and Endorsements.

In Witness Whereof, we have caused this policy to be executed and attested, and, if required by state law, this policy shall not be valid unless countersigned by our authorized representative.



W. Robert Berkley, Jr.
President



Philip S. Welt
Secretary

Administrative Office: 7233 East Butherus Drive, Scottsdale, Arizona 85260 (480) 509-6627

Policy Issuing Office: 7233 East Butherus Drive, Scottsdale, Arizona 85260 (480) 951-0905

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

POLICY NUMBER: NN1581806

Extension of Declarations is attached.

Effective Date: 09/11/2023 12:01 A.M. Standard Time

LIMITS OF INSURANCE If box is checked, refer to form S132 Amendment of Limits of Insurance.

General Aggregate Limit (Other Than Products/ Completed Operations)	\$	2,000,000	
Products/ Completed Operations Aggregate Limit	\$	INCLUDED	
Personal and Advertising Injury Limit	\$	1,000,000	Any One Person Or Organization
Each Occurrence Limit	\$	1,000,000	
Damage To Premises Rented To You Limit	\$	100,000	Any One Premises
Medical Expense Limit	\$	5,000	Any One Person

RETROACTIVE DATE (CG 00 02 ONLY)

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" which occurs before the Retroactive Date, if any, shown here: _____ (Enter Date or "NONE" if no Retroactive Date applies)

BUSINESS DESCRIPTION AND LOCATION OF PREMISES

BUSINESS DESCRIPTION: Dog Park

LOCATION OF ALL PREMISES YOU OWN, RENT, OR OCCUPY: Location address is same as mailing address.

1. Thomaston Dog Park
Thomaston ME 04861-
- 2.

Additional locations (if any) will be shown on form S170, Commercial General Liability Coverage Part Declarations Extension.

LOCATION OF JOB SITE (If Designated Projects are to be Scheduled): -

CODE # -	CLASSIFICATION	*	PREMIUM BASIS	RATE		ADVANCE PREMIUM
				Prem/ Ops	Prod/ Comp Ops	
90790	Dog Parks	t+	1	851.078	INCLUDED	851 INCLUDED
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

* **PREMIUM BASIS SYMBOLS** + = Products/ Completed Operations are subject to the General Aggregate Limit

a = Area (per 1,000 sq. ft. of area)	o = Total Operating Expenditures (per \$1,000 Total Operating Expenditures)	s = Gross Sales (per \$1,000 of Gross Sales)
c = Total Cost (per \$1,000 of Total Cost)	p = Payroll (per \$1,000 of Payroll)	t = See Classification
m = Admissions (per 1,000 Admissions)		u = Units (per unit)

PREMIUM FOR THIS COVERAGE PART \$ 1,250 MP

FORMS AND ENDORSEMENTS (other than applicable Forms and Endorsements shown elsewhere in the policy)

Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:
Refer to Schedule of Forms and Endorsements

THESE DECLARATIONS ARE PART OF THE POLICY DECLARATIONS CONTAINING THE NAME OF THE INSURED AND THE POLICY PERIOD.

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Town of Thomaston
Select Board Minutes
May 8, 2023
Regular Meeting 6 P.M.

Board Present: Chair Diane Giese, Pete Lammert, Zel Bowman-Laberge, Sandy Moore, Town Manager Kara George, Recording Secretary Donna Culbertson. Absent: Bill Hahn.

Meeting called to order at 6PM by Chair Diane Giese.

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.

ACTION: Motion to enter Public Hearing at 6 p.m. made by Zel Bowman-Laberge, seconded by Pete Lammert. VOTE: 4-0

ACTION: Motion to exit Public Hearing at 6:02 p.m. made by Pete Lammert, seconded by Sandy Moore. VOTE: 4-0

ACTION: Motion made by Zel Bowman-Laberge to approve the renewal Retail Marijuana Manufacturing License of CannaNectar Canning, seconded by Sandy Moore. VOTE: 4-0.

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.

ACTION: Motion to enter Public Hearing at 6:02 p.m. made by Zel Bowman-Laberge, seconded by Pete Lammert. VOTE: 4-0

ACTION: Motion to exit Public Hearing at 6:03 p.m. made by Pete Lammert, seconded by Zel Bowman-Laberge. VOTE: 4-0

ACTION: Motion made by Zel Bowman-Laberge to approve the renewal application of Green Alien Cannabis, seconded by Sandy Moore. VOTE: 4-0.

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.

ACTION: Motion to enter Public Hearing at 6:04 pm made by Zel Bowman-Laberge, seconded by Sandy Moore. VOTE: 4-0

ACTION: Motion to exit Public Hearing at 6:05 pm made by Zel Bowman-Laberge, seconded by Sandy Moore. VOTE: 4-0

ACTION: Motion made by Zel Bowman-Laberge to approve the local authorization of Higher Vibes as Caregiver. Seconded by Sandy Moore. VOTE: 4-0.

ACTION: Motion made by Pete Lammert to accept the Breen Motion to take the agenda out of order, seconded by Sandy Moore. VOTE: 4-0.

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.**

Regarding Article #3, Zel Bowman-Laberge stated she was very confused by the map of Thomaston Green. The language in the article is not clear. It is not a public landing. A simple map with lines is needed, and the map needs to be lighter to be able to read. Kathy Derene suggested it be a non-aerial map without the topo lines.

The Board discussed amending the map and the language of the Article 3 to include "as well as the tree lined esplanade from Route 1."

ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-Laberge to approve Article #3 as amended. VOTE: 4-0.

Article 5 was tabled until the Special Meeting on May 9, 2023, at 5 pm, as the Town is waiting to receive the appraisal back on the Thomaston Green.

ACTION: Motion made by Zel Bowman-Laberge, seconded by Sandy Moore to approve Article 6 to put all non-real estate/personal property tax revenues in the Unassigned Fund Balance (surplus) as a reduction in the amount needed to be raised from taxation. VOTE: 4-0.

ACTION: Sandy Moore made a motion, seconded by Zel Bowman-Laberge to recommend Article 21 to appropriate from the unassigned balance the sum of \$10,000 to assist the 4th of July Committee in continuing the celebration. VOTE: 3-0-1 (Pete Lammert Abstained)

ACTION: Zel Bowman-Laberge made a motion, seconded by Sandy Moore to recommend Article 28 and 29 as amended with tax due dates of December 4th and June 3rd, fixed interest rate of 8% and to set the interest rate of 4% on abated taxes. VOTE: 4-0

B. Approve the annual PenBay Amateur Radio Club request to use the Thomaston Green on June 24 and June 25, 2023.

ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-Laberge to approve the request of PenBay Amateur Radio Club. VOTE: 4-0.

C. Approve the appointment of Patti Spaulding to the Academy Board of Trustees.

ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-Laberge to approve the appointment of Patti Spaulding. VOTE: 4-0.

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.

ACTION: Motion made by Sandy Moore, seconded by Pete Lammert to approve the request of Jane Karker. VOTE: 4-0.

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 6PM in the Lura Libby Room.

ACTION: Motion made by Sandy Moore, seconded by Zel Bowman-Laberge to approve the June 1st public hearing date. VOTE: 4-0.

4. Approve the Warrants.

ACTION: Motion made by Pete Lammert, seconded by Zel Bowman-Laberge to approve the warrants. VOTE: 4-0.

5. Adjustments to the agenda

Authorize the Town Manager to sign the G&E Roofing proposal and spend up to \$73,000 from the Municipal Facilities Reserve for the roof replacement of Section #6 of the Municipal Building that was tabled on April 10, 2023.

ACTION: Motion made by Zel Bowman-Laberge, seconded by Pete Lammert to approve the roof replacement. VOTE: 4-0.

6. Town Manager's Report. (No report).

Meeting adjourned at 7:30pm.

Chair Diane Giese

Recording Secretary Donna Culbertson

**TOWN OF THOMASTON
SELECT BOARD MINUTES
MAY 22, 2023**

EXECUTIVE SESSION 5:30 PM

BOARD PRESENT: Chair Diane Giese, Bill Hahn, Pete Lammert, Sandy Moore, Zel Bowman-Laberge, and Town Manager Kara George.

Pursuant to MRS Title 1, §405 (6A) to review a personnel matter.

ACTION: Bill Hahn made a motion, seconded by Sandy Moore to enter executive session at 5:30 p.m., pursuant to MRS Title 1, §405 (6A) to review a personnel matter. **VOTE: 5-0**

ACTION: Sandy Moore made a motion, seconded by Zel Bowman-Laberge to exit executive session at 6 p.m. **VOTE: 5-0**

REGULAR MEETING 6:00 PM

PUBLIC PRESENT: Sarah Polk, Holly Merrow, Joanne Richards, Michael Burns, Tim Hoppe, Charlie Grover, Christine Simmonds, Peggy McCrea, Dwight Henry, Michelle Henry.

BOARD PRESENT: Chair Diane Giese, Bill Hahn, Pete Lammert, Sandy Moore, Zel Bowman-Laberge, Town Manager Kara George, Recording Secretary Donna Culbertson.

Meeting called to order at 6:00 PM by Chair Diane Giese.

2. PUBLIC HEARINGS:

A. Review the application of Port Clyde Seafood Company, DBA The Slipway, for the consideration of a Class I Special Amusement Permit at the property located at 24 Public Landing as required by Town Ordinance-Chapter 1, Article XV.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to enter Public Hearing at 6:12pm. **VOTE: 5-0**

ACTION: Motion to exit Public Hearing made by Pete Lammert, seconded by Sandy Moore at 6:17 pm. **VOTE: 5-0**

ACTION: Motion made by Bill Hahn, seconded by Sandy Moore to approve the application contingent on the dates and the ordinance. **VOTE 5-0.**

ACTION: Pete Lammert made the Breen Motion to take the agenda out of order, seconded by Sandy Moore. VOTE: 5-0

10. NEW BUSINESS

B. Consider for approval the bids of D.R. Flagg & Son for sand at a cost of \$12,500 and New England Salt Company for salt at a cost of \$37,525 as recommended by Public Works Director Brandon Allen.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to accept the bids for sand and salt as recommended. VOTE: 5-0.

C. Consider the request of Sarah Polk to hold the "Color Me Cure" walk at the Lura Libby School on September 9th, 2023 at 9:30 am.

Sarah Polk who organizes the event stated this is the 11th year for the event and they have raised over \$100,000 to date.

ACTION: Motion made by Pete Lammert, seconded by Bill Hahn to approve the event the "Color Me Cure" event. VOTE: 5-0.

D. Review for approval the request of Alysia Tlapak to hold a kite flying event at the Thomaston Green on July 4, 2023.

The event would be held after the parade.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to approve the kite flying event. VOTE: 5-0.

E. Approve for signature the RSU 13 Budget Referendum warrant for posting.

Board member Zel Bowman-Laberge requested a meeting be held with the Superintendent and the Business Manager for RSU #13 prior to signing the Budget Referendum warrant. Thomaston is currently paying for a Pre-K program that we do not have. The meeting is requested to be held on May 25, 2023.

ACTION: Motion made by Zel Bowman-Laberge to request a meeting with RSU#13 Business Office, seconded by Bill Hahn. VOTE: 5-0.

9. OLD BUSINESS

A. Review the US Cellular lease agreement.

Police Chief Tim Hoppe asked the Board to please consider approving the agreement for the cell tower. There is currently no room on the existing tower. It would bring a

better signal for Police, Fire and Ambulance. Most people are not getting a signal with the current tower.

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to sign the cell tower lease agreement. VOTE: 4-0-1 Opposed (Zel Bowman-Laberge).

3. Approve the minutes of: March 27, 2023.

ACTION: Motion made by Pete Lammert, seconded by Bill Hahn to approve the minutes of March 27, 2023. VOTE: 5-0.

4. Approve the Warrants

ACTION: Motion made by Bill Hahn, seconded by Pete Lammert to approve the warrants. VOTE: 5-0.

6. Town Managers Report (See attached).

Meeting adjourned at 7:30 pm.

Chair Diane Giese

Recording Secretary Donna Culbertson

5/9/23 Audit Review

Jodell and I are continuing to review the audit. It took longer than anticipated this year due to the transition to a new auditor. We have included a section of the draft audit in the annual report.

5/10/23 Annual Report

The annual report is currently at the printers and we hope to have copies in hand by early June.

5/11/23 Maine Service Centers Coalition

I met with the MSCC to discuss more proposed bills at the legislature that effect municipalities. This year has been record breaking with over 2,000 proposed bills. There are 5 proposed bills regarding tax increment financing. At this time, Michael and I are holding off on amending our TIF program to see if these proposed changes go through. LD 286-An Act to Authorize the use of tax increment financing funds for constructing or renovating municipal offices and other buildings, LD 1182- An act to make revisions to the tax increment financing and development district laws, LD 1493- An act to increase affordable housing by expanding tax increment financing, LD 1644- An act to permit the expenditure of accumulated tax increment, and LD 1739- An act to extend development district tax increment financing districts.

Knox Clinic Workshop

Quixada Moore-Vissing facilitated the Knox Clinic Workshop last week. There were 20-25 folks in attendance. The group was divided into three smaller working groups that rotated tables for discussions. Thursday, June 1st at 6 p.m. is the Public Hearing for the Thomaston Green warrant articles 3, 4, and 5. Monday, June 5th at 5 p.m. is a public information event at the Thomaston Green hosted by the Knox Clinic.

5/12/23 Michael Martone Meeting

I met with Michael Martone from MCOG to discuss projects that he is working on. He is currently reviewing the CDBG funds the Town has and how to reimplement the program. He is also looking at ways of initiating some of the services outlined in our current TIF program.

Maine State Housing Authority Program

The State of Maine received \$50 million from the U.S. Treasury's Homeowner Assistance Fund, established by the American Rescue Plan Act of 2021, to provide relief to homeowners who suffered a financial hardship due to the coronavirus pandemic.

The Homeowner Assistance Fund can provide eligible homeowners up to \$50,000 in benefits and is administered by the Maine State Housing Authority. These benefits can be used for a variety of expenses or past due bills including mortgage payments for Maine homeowners. MSHA has contacted the Town in assisting one of our residents with paying their real estate taxes.

5/16/23 General Assistance-Utilities**5/17/23 Personnel Matter-Confidential****5/18 & 5/22 Pollution Control Budget**

I have met with both John Fancy and Ed Harris to review the draft Pollution Control budget which will be brought to the Select Board to review in June.

5/19/23 MMA Mental Health First Aid Course

Everyone should take this course through MMA. The class was well done and very informative. The course ends with learners becoming certified in the same manner as a CPR course.