

Bill Hahn –Peter Lammert- Sandy Moore- Chris Rector – Patricia Hubbard



**SELECT BOARD WORKSHOP
MONDAY, MARCH 25, 2024
ORDINANCE & WARRANT ARTICLES WORKSHOP 5:00 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 up to 3 minutes in duration 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.)

SELECT BOARD WORKSHOP 5 PM

PROPOSED ORDINANCE AMENDMENTS:

- A. Conservation Commission
- B. Cemetery Trustees
- C. Warrant Disbursement
- D. Budget Committee
- E. Land Use Ordinances

PROPOSED TOWN MEETING WARRANT ARTICLES:

- A. Knox Street Project
- B. Conservation Easement on the Thomaston Green Park held by Georges River Land Trust

ARTICLE XII

Section 112 - Conservation Commission Ordinance

112.1 - Establishment and Purpose.

There is hereby established a Conservation Commission for the *Town of Thomaston* to consist of seven (7) members to be appointed by the town select board pursuant to the authority provided in Title 30A, Section 3261, M.R.S.A., as amended. It is the intent of the *Town of Thomaston* to establish a conservation Commission in order to maintain or enhance the conservation of natural or scenic resources, to protect natural streams or water supplies, to promote conservation of swamps, wetland, beaches or tidal marshes, to enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries, and to affect or enhance public recreation opportunities.

112.2 - Appointment and Term.

112.2.1 - Each member of the Thomaston Conservation Commission (TCC) shall be appointed by the town select board for a three (3) year term, except that with respect to the initial appointments, two (2) members shall be appointed for a one (1) year term, two members shall be appointed for a two (2) year term and three (3) members shall be appointed for a three (3) year term.

112.2.2 - The TCC may recommend to the select board the appointment of associate members to assist the TCC, as required. Associate members shall be non-voting members. Their terms shall be for one year and may be renewed an unlimited number of times.

112.3 - Duties and Responsibilities.

112.3.1 - The TCC shall manage any town owned property assigned to it by the select board or by vote of the town at any special or annual town meeting for conservation purposes as outlined in Section 112.1 of this Ordinance. The TCC may acquire land or any interest therein in the name of the municipality with the approval of the town by vote of any special or annual town meeting, and may accept gifts of land, money or easements for conservation purposes.

112.3.2 - The TCC may promote conservation by coordinating the activities of conservation bodies organized for similar purposes and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which in its judgment it deems necessary. It may investigate areas, publicly owned within the municipality, including marsh lands, swamps and other wet lands, for the purpose of obtaining information pertinent to proper utilization, protection, development or use of such areas and may recommend to the municipal officers or any municipal body or board, or any body politic, or public agency of the State of Maine a program for the better utilization, protection, development or use of such areas which may include the acquisition of conservation easements. The TCC

shall, prior to making recommendations pursuant to this section submit its recommendations to the Planning Board at least thirty (30) days in advance.

112.3.3 - The TCC shall carry out any other duties and responsibilities assigned to it by the select board.

112.4 - Meetings.

112.4.1 - The TCC shall meet every month unless it agrees to meet more frequently. Except when otherwise provided by vote of the TCC, all meetings shall be conducted by Robert's Rules of Order. The TCC shall establish a regular meeting time and place in a public building. The TCC shall notify the Town Clerk of its regular meeting time and place and shall arrange to have an appropriate notice posted at the town office.

112.4.2 - The TCC shall keep records of its meetings and activities and shall make an annual report to the municipality to be published as part of the Annual Municipal Report.

112.5 - Voting and Quorum.

The TCC's decision shall be made by vote of the majority of the members present and voting provided a quorum is present. A majority of the members appointed and serving on the TCC shall constitute a quorum.

112.6 - Expenditures.

The TCC may submit a request for an annual budget to the Select Board in accordance with the procedures generally governing such requests. ~~from other not~~ Request must be submitted on or prior to January 15 prior to the start of the fiscal year. The TCC is able to apply for grants or accept gifts on behalf of the town ~~except~~ with the approval of the Town Meeting or the Select Board pursuant to state law.

ADOPTED: JUNE 3, 1996 AT THOMASTON ANNUAL MEETING

ARTICLE VI - CEMETERY ORDINANCE

Section 106 - GENERAL

106.1 - Trustees

The Town of Thomaston Village Cemetery and all matters connected therewith shall be under the control of the Cemetery Board of Trustees.

106.1.1 Appointment and Composition

- a. Board Trustees shall be appointed by the Selectboard and sworn by the clerk or other person authorized to administer oaths
- b. The Board shall consist of ~~eight (8)~~ seven (7) Trustees and one (1) alternate, to be designated Trustees consisting of four (4) Trustees from the public to be appointed by the Select Board, the remaining ~~four (4)~~ three (3) Trustees to consist of one (1) member of the Select Board, the Sexton, and the Assistant Sexton, ~~and the Town Clerk~~. The Town Treasurer shall serve as the treasurer of the Board of Trustees. One (1) alternate member of the Select Board may be appointed and shall vote only when the appointed Select Board member is absent. ~~The Town Clerk, who shall provide a written, updated, report to the Chair before each meeting.~~
- c. The Board shall elect a chairperson, a vice-chairperson and secretary from among its members. All officers shall serve for one (1) year with eligibility for re-election.
- d. Any individual wishing to seek appointment to the Board shall have been a resident of the Town of Thomaston for a period of two (2) consecutive years or by recommendation of the Select Board.

106.2 - Resignation from the Board of Trustees

- ~~a. A municipal office holder cannot resign as a Trustee of the Cemetery unless he/she also resigns from the municipal office held. The new trustee shall be the next holder of said municipal office.~~
- b. Should an appointed Trustee resign, a replacement shall be appointed by the Select Board
- c. More than three (3) consecutive absences or five (5) absences within a calendar that are unexcused by the Board by majority vote could lead to removal. An absence with notification to the chairperson prior to the meeting is acceptable. Request and reason must be submitted and approved prior to the absence. The chairperson of the Board shall report any excessive absences to the Select Board in a timely manner and shall be responsible for submitting a written request to the Select Board to remove a member for just cause of excessive absences. (Per Thomaston Appointment Policy)
- d. In all cases, Trustees shall serve until their successors have been chosen, ~~all of whom shall serve without compensation.~~

106.3 – Authority

106.3.1 - Said Trustees shall have the authority to make all necessary By-Laws and regulations for their own government and for the management of the Cemetery. It shall be their duty to direct the planting, pruning, cultivation or removal of trees and shrubs through their agent, the Sexton and/or the Assistant Sexton. They shall cause the removal of plantings by lot owners that in their opinion mar the beauty of the grounds. They shall maintain the avenues. The Trustees shall have the full authority to do and perform whatever may be necessary to carry into full effect the object of the Cemetery. Should any party cause work to be done including the internment of cremains without the permission of the Sexton and/or Assistant Sexton and the payment of all fees, the Trustees shall have the authority to impose such penalties as they find appropriate.

106.3.2 - The Trustees shall appoint and/or remove at their pleasure, a Sexton and an Assistant Sexton and determine the duties and compensation for same.

106.3.3 The trustees shall make a detailed statement of their official acts and of the conditions, operations and needs of the Cemetery in the town's annual report.

106.4 - Duties of the Treasurer

The Treasurer of the Town shall receive all monies paid to, or donated to the Thomaston Village Cemetery. He/she shall keep a separate accounting thereof under the heading "TOWN CEMETERY FUND". The Treasurer shall disburse money only on the authority of a warrant drawn for that purpose by the municipal officers in accordance with Title 13 MRSA § 122300. Any monies donated, willed or bequeathed to the Thomaston Village Cemetery shall be invested by the Treasurer under the direction of the municipal officers. The interest income may be expended for the support of the Thomaston Village Cemetery and its care, according to the terms thereof. In the annual report, the town treasurer shall include a detailed statement of the receipts, disbursements and conditions of all "CEMETERY FUNDS".

106.5 Lots for Sale in the Thomaston Village Cemetery

Any person may purchase a lot and own same only after paying all monies owed for the purchase and perpetual care of said lot. The cost of lots is determined by the Cemetery Board of Trustees and is subject to change.

Note: There is a price difference for Residents and Non-Residents.

106.6 Perpetual Care in the Thomaston Village Cemetery

Perpetual care must be paid on all lots granted or purchased in the Village Cemetery. The cost of perpetual care is determined by the Board of Trustees and is subject to change. The amounts received are to be credited to the proper Cemetery accounts.

106.7- Rights and Obligations of Lot Owners in the Thomaston Village Cemetery

No interment should be made in the Town of Thomaston Village Cemetery until the Cemetery Sexton and/or Assistant Sexton is furnished a permit such as may be required by the Laws of the State of Maine, together with a Burial Rights and Authorization Affidavit signed by the owner of record of the burial lot or their heirs, devisees, successors and assigns that indemnifies and saves harmless the town from liability should the dead human remains or cremated remains be buried in the wrong burial lot or should the owner of record or their heirs, devisees, successors and assigns have insufficient title to the burial lot.

The Cemetery Board of Trustees and Town of Thomaston are not responsible for misplaced headstones.

The proprietor of a lot shall have the right of erecting a family monument and headstones with the said placement to be directed by the Sexton and/or Assistant Sexton. They shall have the right to cultivate shrubs following the standards set forth in the ByLaws of the Thomaston Village Cemetery. Lot owners should check the By-Laws for other restrictions. Benches shall be considered family monuments.

All family monuments, headstones and benches, including those moved to another location, must have a foundation.

106.8 – Maintenance of Thomaston Cemeteries

The Sexton and/or Assistant Sexton shall maintain the following cemeteries as part of his/her duties:

106.8.1 – Village Cemetery – mowing, trimming, leaf and branch removal, and other duties per the Village Cemetery By-Laws

106.8.2 - Butler Cemetery- Thomaston Street - mowing, trimming, leaf and branch removal

106.8.3 – Morse’s Corner Cemetery – West Meadow Road – mowing twice a year

106.9 - Mandated Review

This ordinance shall be reviewed every five years or as needed.

106.10 - Severability Clause

106.10.1 - It is the intention of the Trustees that each separate section of this ordinance shall be deemed independent of all other sections herein. It is the further intention of the Trustees that if any provisions of this ordinance be declared invalid, all other sections remain valid and effective.

106.10.2 - This ordinance may be amended by a majority vote at a town meeting when such an amendment is promulgated in accordance with statutory provisions.

106.10.3 - This ordinance shall be in full force and effect when enacted at a town meeting.

106.10.4 - All existing policies of the Town of Thomaston insofar as they may be inconsistent with the provisions of this ordinance are hereby repealed.

REVISED: MARCH 26, 1994 AT THOMASTON ANNUAL MEETING

AMENDED: JUNE 12, 2019 AT THOMASTON ANNUAL MEETING

AMENDED: JANUARY 27, 2022 AT THOMASTON SPECIAL TOWN MEETING

PROPOSED AMENDMENT: JUNE 12, 2024 AT THOMASTON ANNUAL MEETING

Town of Thomaston Disbursement Warrant Ordinance

Section 1. Purpose.

The purpose of this ordinance is to provide an alternative to the statutory procedure for the approval of warrants authorizing the treasurer to disburse money.

Section 2. Authority.

This ordinance is enacted pursuant to 30-A M.R.S. §§ 3001 and 5603(2)(A).

Section 3. Procedure for Approval.

The treasurer may disburse money only on the authority of a disbursement warrant drawn for the purpose, that has previously been either:

(a) affirmatively voted and signed by a majority of the municipal officers at a duly called public board meeting; or

(b) seen and signed by a majority of board members acting individually and separately outside of a duly called board meeting, provided that any discussion among board members concerning a proposed disbursement must comply with the Maine Freedom of Access Act; or

Section 4. Effective Date.

This ordinance shall be effective upon its adoption by the municipal legislative body and shall remain in effect until revised or repealed by the municipal legislative body.

Approved on _____, 2024

ARTICLE V

Section 105 - Budget Committee

105.1 - Establishment

Pursuant to 30-A MRSA §3001, a Budget Committee is hereby established for the Town of Thomaston on this day, March 26, 1994.

105.2 - Composition

The committee shall consist of nine (9) members.

105.3 - Appointment & Attendance

Committee members shall be appointed by the Board of Selectmen. Any member who misses two regularly scheduled meetings in a budget year will be automatically dismissed from the Budget Committee.

105.4 - Qualifications

Committee members shall be registered voters of the Town of Thomaston. No other official or employee of the town may be a member.

105.5 - Terms

Members shall serve for terms of three (3) years, except that they shall continue in office until their successors are appointed. (For transition purposes, the initial terms shall be staggered so that as nearly an equal number of terms shall expire annually).

105.6 - Vacancies

Vacancies shall occur upon the resignation, death or removal from the municipality of any member. A vacancy may also occur when a non-participating member is removed at the discretion of the Board of Selectmen, based on a recommendation made by the majority of the Budget Committee Members, showing just cause for such a request by the committee. The vacancy shall be filled by the Board of Selectmen. In any and all cases the vacancy shall be filled within 30 days of the occurrence.

105.7 - Officers

The committee shall annually elect a Chairman, Vice Chairman and a Secretary from among its members.

105.8 - Meetings

The Chairman shall call meetings as necessary or when so requested by a majority of members or the Board of Selectmen and/or the Town Manager.

105.9 - Quorum

A quorum necessary to conduct business shall consist of at least a majority of four (4) members.

105.10 - Procedure

The Chairman shall preside at all meetings unless unavoidably absent at which time the Vice Chair shall preside. The Secretary shall maintain a record of all proceedings including all correspondence of the committee. All meetings and records shall be subject to the Maine Freedom of Access Act, 1 MRSA §401-410, and a copy of all minutes and correspondence shall be kept on file in the Town Office. The committee may adopt rules of procedure not inconsistent with this ordinance.

105.11 - Powers & Duties

The Committee shall have the following powers and duties:

- 105.11.1 - To review and make recommendations on the annual operating budget as proposed by the Town Manager.
- 105.11.2 - To review and make recommendations on annual capital expenditures as proposed by the Town Manager;
- 105.11.3 - To review and make recommendations on supplemental appropriations and expenditures and other budgetary action whenever proposed by the Town Manager.
- 105.11.4 - To make such other recommendations on fiscal matters as it may from time to time deem advisable.

105.12 - Authority

The committee's authority shall be advisory only.

105.13 - Recommendations

Any recommendations on a matter requiring town meeting action shall be printed with the article in the warrant and on the ballot, if any, along with such other recommendations as may be included by the Board of Selectmen or required by law.

105.14 - Official Co-operation

The Board of Selectmen and or the Town Manager shall co-operate with and provide the committee with such information as may be reasonably necessary and available to enable it to carry out its functions under this ordinance.

105.15 - Severability

- 105.15.1 - It is the intention of the Citizens of Thomaston that each separate section of this ordinance shall be deemed independent of all other sections herein. It is the further intention of the Citizens of Thomaston that if any provisions of this ordinance be declared invalid, all other sections remain valid and effective.
- 105.15.2 - This ordinance may be amended by a majority vote of the Citizens of Thomaston.
- 105.15.3 - This ordinance will be in full force and effect upon majority vote of the Citizens of Thomaston.
- 105.15.4 - All existing policies of the Town of Thomaston insofar as they may be inconsistent with the provisions of this ordinance are hereby repealed.

ADOPTED: MARCH 26, 1994 AT THOMASTON ANNUAL MEETING
AMENDED: MARCH 25, 1995 AT THOMASTON ANNUAL MEETING
AMENDED: JUNE 12, 2019 AT THOMASTON ANNUAL MEETING



Town of Thomaston

State of Maine

Proposals for

Amendments to

Chapter 7

Thomaston Land Use

and

Development Ordinance

&

Chapter 10 Definitions

For June 2024 Town Meeting

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

Words struck through indicate words removed from the existing ordinance. Words highlighted are words added to the existing ordinance.

Article ##: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 704 Administration be amended?

704.1.5 Conditional Use Permits

c) Standards for a Conditional Use Permit

The Planning Board may vote to grant a Conditional Use with such conditions and safeguards as are appropriate under this Ordinance and the purpose of the District in which it is proposed, or to deny such Conditional Use when not consistent with this Ordinance and the purpose and intent of said District. A conditional use may be granted by the Planning Board only in the event that the applicant has established to the satisfaction of the Board that the following criteria have been met:

1) Neither that the proposed use nor the proposed site upon which the use will be located is of such a character that the use will have significant adverse impact upon the value or quiet possession of surrounding properties greater than would normally occur from such a use in the zoning district. In reaching a determination on this standard, the Board shall consider:

- i. the size and compatibility of the proposed use compared with surrounding uses;
- ii. the potential impact on natural, historic and/or scenic resources;

e) Conditions of Approval

1) modification of size and compatibility of structure or requirements of operation:

Article ##: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Sections 707.4, 707A.4, 708.4, 709.4, 710.4, 712.4, 712A.4, 713.4, and 714.4 be amended?

Conditional Uses (Subject to approval of the Planning Board)

~~These uses~~ The Conditional Use is Subject to the approval of the Planning Board and must demonstrate that their ~~scale, size character and quality are~~ compatibility is consistent with the stated purpose of ~~with~~ the district, does not promote commercial strip development and sprawl. ~~and are subject to approval of the Planning Board.~~

Article ##: Shall Chapter 7, Thomaston Land Use and Development Ordinance Section 707A Village Mixed Use District (R3A) be amended?

707A.1 Purpose

To encourage a high quality, moderate density neighborhood that complements physical, aesthetic, and social quality of Thomaston's village area. This neighborhood will: Have a human scale; and be sensitive to pedestrian needs; ~~accommodate and manage vehicular traffic by linking the existing local and state road network; and protect historic features. The Village Mixed Use District regulates the implementation of the voter approved Land Use Master Plan, which shows the general locations of~~ Development must also accommodate and manage pedestrian and vehicular movement through the village and the District by thoughtfully linking existing and future sidewalks, walkways, paths and local and state roads and preserving desirable sight lines, promenades, allée, and a sense of the open natural features of the land.

The public open space portion of the District, currently known as Thomaston Green Park, is designed and intended for the common use and enjoyment by the public. It may be used for public recreation, agriculture, education, and conservation purposes and for public and private outdoor and community events that conform to Town guidelines. ~~Public open space and road linkages. The Village Mixed Use District will contain a mix of uses (both residential and non-residential) with buildings that convey a similar character.~~

~~Public Open Space is land within this district that is designed and intended for the common use or enjoyment by the public. It may include complementary structures and improvements, typically used for maintenance and operation of the open space, such as for outdoor recreation. Further division or subdivision of the Public Open Space land and its use for other than non-commercial recreation, agriculture, or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to non-commercial recreational or conservation uses may be erected on the Public Open Space. Public Open Space shall be owned by the municipality or by a conservation land trust organization. There shall be a conservation easement deeded to the municipality or conservation land trust organization prohibiting future development.~~

707A.3 Permitted Uses

- 1) Accessory Structure and Accessory Use subordinate to principal structure
- 2) ~~Art Gallery~~
- 3) ~~Assisted Living Facility~~
- 4) ~~Business and Professional Office~~
- 5) Emergency Operations
- 6) Essential Services
- 7) ~~Multi-unit Residential~~

8) Non-residential structures less than 100 square feet for educational, scientific or nature interpretation purposes

~~9) Public Facility~~

10) Quasi-Public Facility

~~11) Recreational Facility or Recreational Activity~~

~~12) Residential Care Facility~~

~~13) Restaurant~~

707A.4 Conditional Uses (Subject to approval of the Planning Board)

1) Apartment Building or Apartment Unit

2) Art Gallery

3) Assisted Living Facility

4) Building or use of an educational, religious, philanthropic, fraternal, political or social nature not used for residential occupancy

5) Business and Professional Office

~~6) Church~~

6) Government Uses and Buildings

7) Health Services

8) Home Occupation

9) Multi-unit Residential Structure

10) Neighborhood Store

11) Public Facility

12) Recreational Facility or Recreational Activity

13) Residential Care Facility

14) Restaurant

15) Roof Mounted Solar Array

~~16) School~~

16) Single Family dwelling (excluding manufactured/mobile home)

707A.6 Standards

Minimum Lot Area per dwelling unit (served by public water and sewer).	2,000- 5,000 square feet
Minimum Lot Size	7,200 square feet

Article ##: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 716 be amended?

716.9 Noise ~~Abatement~~ and Vibration

Noise may be equal to but not exceed during any consecutive eight hour period an average of seventy-five (75) dba (re 20 micro-newtons/m²) measured at any boundary line. During the peak activity of 60 minutes in a twenty four (24) hour period, a noise may not exceed one hundred (100) dba when measured at the source.

1. Unreasonable hours: Excessive noise and/or vibration at unreasonable hours shall be muffled so as not to be objectionable due to intermittence, beat frequency, shrillness, or volume

2. Vibration: No use in any zone may generate any ground-transmitted vibration that is perceptible to the human sense of touch measured at the lot line of the complainant.

3. Maximum sound levels: The maximum permissible sound-pressure level of any continuous, regular, or frequent source of sound produced by an activity shall be as established by the time period and type of zone as listed in Table 402-1 below:

Table 402-1. Maximum Allowable Sound Levels¹ MAXIMUM ALLOWABLE SOUND LEVELS BY ZONE

Zone	Time of Day	7 a.m. to 9 p.m.	9 p.m. to 7 a.m.
Highway Commercial, Industrial		75 dB	60 dB
Shore Land Commercial, Village Commercial,		75 dB	55 dB
Rural Residential 1, R3A		65 dB	50 dB
Rural Residential 2 & 3, TR3		55 dB	45 dB

Sound pressure levels shall be measured on a sound level meter at all lot lines of the site, at a height of at least 4 feet above the ground surface. Noise shall be measured with a sound-level meter and frequency weighing network meeting the standards prescribed by the American National Standards Institute. Each level specified may be exceeded by 10 decibels (dBs) for a single period, no longer than 15 minutes, on any given day.

4. Multiple zones: Where the emitting and receiving premises are in different zones, the limits governing the stricter zone shall apply to any regulated noise or vibration entering that zone.

5. Construction noise: Noise or vibration created by construction and maintenance activities between 7 a.m. and 9 p.m. are exempt from the requirements of paragraphs 2 and 3 above. Construction activities on a site abutting any residential use between the hours of 9 p.m. of one day and 7 a.m. of the following day are prohibited.

6. **Enforcement:** These noise and vibration regulations are enforceable by law enforcement officers and by the Code Enforcement Officer, who may measure noise or vibration levels and who shall report documented violations to the police. For the purposes of enforcement, sounds exceeding the limits established in this section shall be deemed to constitute "loud and unreasonable noise" under Title 17-A M.R.S. § 501-A.

7. **Exempt noise:** The following uses and activities shall also be exempt from paragraphs 2, 3 and 5 above:

a) The noise or vibration of safety signals, warning devices, emergency pressure relief valves, and any other emergency device.

b) Normal traffic noise or vibration on public streets or noise or vibration created by airplanes, railroads, and farm or timber harvesting machinery.

c) Noise or vibration created by refuse or solid waste collection, provided that the activity is conducted between 6 a.m. and 7 p.m.

d) Emergency construction or repair work by public utilities at any hour.

e) Noise or vibration created by any recreational activities which are permitted by law and for which a license or permit has been granted by the Town including, but not limited to, parades, sporting events, concerts, and firework displays.

f) Vehicle and/or equipment involving municipal services at any hour.

g) Road construction, reconstruction, and/or paving activities by or on behalf of the Town or the State of Maine, or as part of road restoration work following emergency construction or repair work by or on behalf of a public utility.

h) Noise and vibration created by ordinary residential maintenance activities such as lawn mowing or snow removal between the hours of 6 a.m. and 9 p.m.

Article ##: Shall Chapter 10, Definitions, Section 1003 Specific Definitions be amended?

Accessory Dwelling Unit (ADU)

- (6) The floor area of the accessory dwelling unit must be at least four hundred and twenty-five (425) square feet and cannot exceed ~~eight hundred (800)~~ **one thousand (1000)** square feet or fifty (50) percent of the floor area of the principal dwelling unit, whichever is less, except in such cases where the value is less than four hundred twenty-five (425) square feet.

Assisted Living Facility - a system of housing and limited care that is designed for those who need some assistance with daily activities but do not require care in a nursing home. All Assisted Living Facilities must meet Maine State Regulations Governing the Licensing and Functioning of Assisted Housing Programs.

Government uses and buildings - any structure used by or use of any space solely for the conduct of governmental affairs of Federal, State or the municipality, its agents, officers, officials, employees and its subsidiary agencies.

Multi-unit residential - a residential structure containing ~~two (2)~~ three (3) or more distinct living spaces to house multiple households. Each unit must have a kitchen, bathroom, and living area. ~~individually owned residential dwelling units such as a duplex, a condominium or a townhouse.~~

Recreational activity - is any type of enjoyable and interesting activity that people engage in for their leisure time.

Sprawl - the spreading of urban developments (such as houses and shopping centers) on undeveloped land near the village.

Strip development - the linear commercial development along a public highway that includes three or more of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement except by highway, lack of connection to surrounding land uses except by highway, lack of coordination with surrounding land uses, and limited accessibility for pedestrians.



Printed by the
Town of Thomaston, Maine
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Article for 2024 Thomaston Town Meeting

ARTICLE XX: Shall the Town vote to appropriate and authorize the Thomaston Select Board to borrow on behalf of the Town, a principal amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000) through the issuance of general obligation bonds or notes of the Town of Thomaston, which may be callable bonds or notes, subject to the Town receiving assurance of availability of other funds and grants sufficient to completely fund the Project, the proceeds to be used for the purpose of financing the rebuilding of Knox Street and connecting public areas (the "Project"); and further to authorize the municipal officers to accept any state and federal grants, which are hereby appropriated for the Project, and to take any and all actions and execute any and all documents, contracts or agreements necessary or convenient to issue the bonds or notes of the Town and to accomplish the Project?

Select Board Recommends

FINANCIAL STATEMENT

Town of Thomaston

Total Town Indebtedness:

Total Debt outstanding and unpaid:	\$5,067,640.82
Total Debt authorized and unissued:	\$ 0.00
Total Debt to be incurred if this article is approved:	<u>\$1,500,000.00</u>
TOTAL:	\$6,567,640.82

ESTIMATED COSTS:

Estimated Interest rate:	3.5%
Estimated term:	20 years
Principal to be repaid:	\$1,500,000.00
Estimated interest to be paid over term:	\$ 610,832.30
Total cost of principal and interest:	\$2,110,832.30

VALIDITY:

The validity of the bond and of the voters' ratification of the note and bond may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Jodell Benson, Finance Director

EXPLANATION: This Project is estimated to cost \$3,300,000, and \$343,500 has already been appropriated and used for planning and design. \$500,000 is planned to come from Dragon TIF funds (with voter approval) and an application has been submitted to the Northern Border Regional Commission (NBRC) for \$1,500,000 in grants. If at least \$1,000,000 in NBRC grant funds are approved, the above article (with approval from voters) would authorize the Select Board to borrow up to \$1,500,000 for the Project. If at least \$1,000,000 in NBRC grant funds are not approved the Select Board cannot borrow money for the Project without getting new approval from the voters.

Kara George

From: jonathan.eaton3@gmail.com
Sent: Thursday, March 21, 2024 12:58 PM
To: Kara George
Cc: 'Zel Bowman-Laberge'
Subject: conservation easement on the Green Park

Hi Kara,

You had to leave this morning's meeting before I could provide a park update. Before you left, we did discuss a warrant article asking for voter approval of a LWCF grant application, and the consensus was that the warrant article would have a clearer context and greater chance of approval a year from now. I agree with that.

The other question for discussion is a warrant article requesting voter approval for the select board to negotiate a conservation easement on the Park Green, most likely with the Georges River Land Trust. The article might be written as follows:

Shall the Town authorize the Select Board to negotiate a conservation easement on the Thomaston Green Park with the Georges River Land Trust? The easement would protect the Park from development while permitting the Town to make improvements to the Park for public use and enjoyment.

SELECT BOARD RECOMMENDS

ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE RECOMMENDS

The ECDC meeting did discuss this question briefly after you left, and the consensus was in favor, with John Fancy opposed.

I should add that the Ad Hoc Committee has not voted on the easement yet, but I believe a large majority will be in favor of it. That vote will happen on March 26. Meanwhile, Charlie and Chris suggested I bring the question to you by email as the warrant will be finalized soon.

Thanks,
Jon