



# Code Enforcement Planning Board Report

March 24, 2026, through April 28, 2026

- Open Items
- Updates
- Waiting on conditional updates
- Planning Board Requests

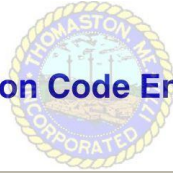
<p>Open Building Permits for July 29<sup>th</sup>, 2024, through March 24<sup>th</sup>, 2026</p>	<ul style="list-style-type: none"> <li>● Currently 55 open Building Permits</li> <li>● Currently 17 open Plumbing Permits</li> <li>● Currently 15 open "Other" Permits</li> </ul>
<p>Open Commercial Construction</p>	<ul style="list-style-type: none"> <li>● 4<sup>th</sup> Storefront at Thomaston Retail Management may be filled soon -TBD</li> <li>● Some new café and retail shops are coming to the Planning Board in May, TBD</li> <li>● Thomaston Retail Management – AT&amp;T and Jersey Mike’s and Starbucks storefronts are open</li> <li>● Walmart – Renovations completed. Possible upcoming renovation to grocery pick up area TBD – This is getting underway, Pre-Site Plan Review scheduled for May</li> <li>● Permitting from DEP and MDOT have been finalized for The Warehouse construction underway ETA opening Spring 2027 – Road work commenced for throughway to Dexter St Ext., Framing continues</li> <li>● Shepard Renovation – Approved to move forward, reviewing plans and BP application APPROVED – Awaiting final plans and permitting – Received updates on plans at the end of June – DEP permitting approved in mid-August, building permit will be processed through once final plans have been received. Updated by the Engineering firm that more updates will be forth coming at the beginning of September. As of 10/21/2025, final Site Plan approved by Planning Board. Permitting process will continue to move forward based on approval.</li> </ul> <p>Concrete and plumbing inspections were completed in November. Inspection of rebuild in sales offices completed in December. Steel framework for mechanical bays will begin soon. Footings completed in December, Framing began in January. Showroom completed in April, interior renovations continue. Mechanical bays ready for concrete and will continue to be worked on through spring, completion TBD Spring 2026</p> <ul style="list-style-type: none"> <li>● Novel – Moving forward with Phase 2 with conditions pending-Not received at this time – requested an extension due to supply chain issues for an additional year with stipulations – granted – Received update at the end of June that this is currently beginning to move forward again – updated in August that building</li> </ul>



## Town of Thomaston Code Enforcement Officer

	<p>will commence, they are sending over an updated building permit for the work moving forward. Updating driveway entry for new work to begin off Amelia Dr. Drive opening approved 10/22/2025. No movement as of April,</p> <ul style="list-style-type: none"> <li>● Received insurance confirmation from Novel permitting, work still TBD</li> </ul>
<p>Planning Board</p>	<ul style="list-style-type: none"> <li>● Site Plan review of another possible development on Clark St coming in May – this was approved preliminarily – Site Plan review was completed, site walk done in November, PBR has come through for the project as of 11/25/25</li> <li>● Final SP completed for MHFH at March 17<sup>th</sup> meeting, approved by PB.</li> <li>● New business reviewed for the 12 Shepard Dr building, “Cosmic Café” to be opened by Erica Jones after conditions of FMO review completed</li> <li>● Old businesses Zack Shack and Carriage House came for a move and an expansion, both approved</li> <li>● Project request for Floodplain abatement coming to the Planning Board in January for 82 Water St, property of Mr. and Mrs. Tishman. This flood mitigation project was approved 1/20/26, Work has begun, finished project TBD.</li> <li>● Second Review of 18-unit housing on Clark St was approved, waiting on funding to begin project – Have not been in contact recently -have requested information on the lot as of 9/15/25 – funding approved, things should begin Spring 2026</li> <li>● Clark St Dev Properties project (see above) visiting Planning Board on 12/16/25 to review slight changes to previously proposed plan. These changes were accepted. Plans for changes reviewed by Pollution Control, Code, FD and approved.</li> <li>● The Quirk Dealership has completed a Preliminary Site Plan approval with the Planning Board. They will be moving forward with a second review in the coming months for the development of a lot and building on Route 1. Has opened permits with DEP and MDOT. No open permits with the Town until final Site Plan Review. Should be returning in April for final approval. April 21<sup>st</sup> project was approved and commences within a few weeks.</li> <li>● Some folks have come to Planning Board with proposed plans for apartments, this is also TBD based on code requirements being implemented.</li> </ul>
<p>Updates</p>	<ul style="list-style-type: none"> <li>● Short Term Rental Applications continue to be returned, almost at capacity for 20 (have 18 slots filled) unoccupied rentals at this time. Have done a review of the websites and reached out to people renting but not registered. Will be sending renewal letters for 2026 in March and April.</li> <li>● Renewal letters have been sent; we have had a couple of spots open for STR with folks who did not want to continue their STR.</li> <li>● Working with Dirigo Spatial to create a town map that shows setbacks from ordinances and other useful code information – Ongoing, have preliminary maps in the office, still working on some final touches</li> <li>● Dirigo Spatial is working to put a new permit system in place for the Code Office, hopefully with payment capabilities for online payments for permits. TBD</li> <li>● Legislation for affordable housing that was signed into effect by Gov. Mills will be active in September 2025, this will affect the town ordinance, and many updates will be required. This will be dealt with in Planning Board ordinance workshops throughout fall/winter, along with other additional updates, mandated to be in ordinance by 2027. Code Officer is attending as many training opportunities as available to ensure a</li> </ul>

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## Town of Thomaston Code Enforcement Officer

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	<p>smooth transition into the new rules. There has also been an update to this legislation as of April 2026. This will all be accounted for in the next round of LUO updates.</p> <ul style="list-style-type: none"><li>● Code office obtained grant in the beginning of March from Housing Opportunities Project to help pay for mandatory updates to ordinances for 2027</li></ul>
Areas/questions for discussion:	Land Use Ordinance in current review with Planning Board – Completed in February. Some updates are underway in March due to legal review that will be voted upon in April by SB. These updates have been approved for the warrant in June.

RESPECTFULLY SUBMITTED:  
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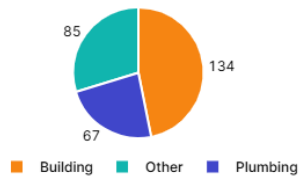


## DIRIGO PERMIT SYSTEM

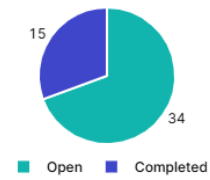
Date Range

Jul 29, 2024 - Apr 28, 2026

**Total Permits by Type**



**Total Permits by Status**



**Number of Permits Issued by Month and Year**

