



# Code Enforcement Planning Board Report

December 16, 2025, through January 21, 2026

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

<p>Open Building Permits for July 29<sup>th</sup>, 2024, through January 21<sup>st</sup>, 2026</p>	<ul style="list-style-type: none"> <li>● Currently 47 open Building Permits</li> <li>● Currently 17 open Plumbing Permits</li> <li>● Currently 12 open "Other" Permits</li> </ul>
<p>Open Commercial Construction</p>	<ul style="list-style-type: none"> <li>● Thomaston Retail Management – AT&amp;T and Jersey Mike's storefronts are open</li> <li>● Starbucks – Permitting complete, SSDC Fee – received. Awaiting buildout to be continued – In ground plumb completed, opening TBD</li> <li>● Walmart – Renovations completed. Possible upcoming renovation to grocery pick up area</li> <li>● Permitting from DEP and MDOT have been finalized for The Warehouse construction underway</li> <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 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.</li> <li>● Received insurance confirmation from Novel permitting, work still TBD</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 mechanic bays will begin soon.</p>



## Town of Thomaston Code Enforcement Officer

<p>Planning Board</p>	<ul style="list-style-type: none"> <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.</li> <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>● 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 to begin soon.</li> </ul>
<p>Updates</p>	<ul style="list-style-type: none"> <li>● Created working documents to track and compile 2025-2026 Ordinance Updates, have gotten several requests from different departments as of writing this update. Have received requests for new and updated ordinances from the Public Works Department and the Fire Department. Ordinances are being written currently. The ordinances are coming along and will be worked on until March deadline.</li> <li>● Select Board has some ordinances to update; Code will attend meeting on 12/8/25 to assist. Have requested that Select Board review suggested Ordinance updates that do not fall under Land Use Ordinance. Code office and Planning Board primary focus is adding Land Use Ordinances that are required by law.</li> <li>● Short Term Rental Applications continue to be returned, almost at capacity for 20 (have 18 slots filled) unoccupied rentals at this time,</li> <li>● Working with Dirigo Spatial to create a town map that shows setbacks from ordinances and other useful code information - Ongoing</li> <li>● Having updated the code permitting system to use ReTool, a final new version has recently been completed, will be upgrading to a different system 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</li> <li>● There is a possibility that a new dealership (Quirk) will be moving to Thomaston on the three lots that are currently being used by food trucks/Higher Vibes trailer</li> <li>● Higher Vibes has relocated to the Shepard lot in the old Siren Song space.</li> <li>● Yoiki will no longer be open in Thomaston, moving to Rockland</li> <li>● My office has received a lot of inquiries about the Cranesport LLC lot behind Walmart. Nothing to report currently.</li> </ul>
<p>Areas/questions for discussion:</p>	<p>Land Use Ordinance in current review with Planning Board – Ongoing through March</p>

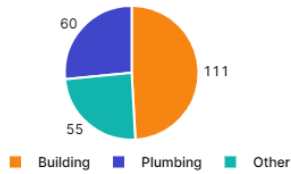


## DIRIGO PERMIT SYSTEM

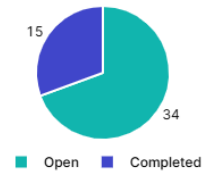
Date Range

Jul 29, 2024 - Jan 22, 2026

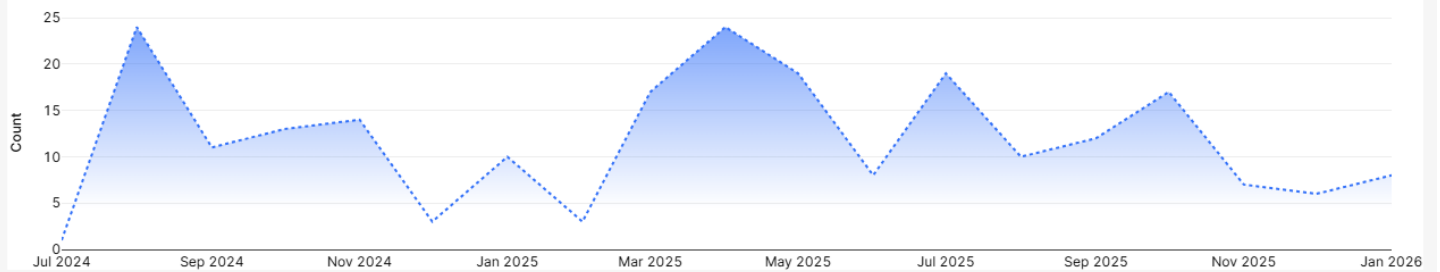
Total Permits by Type



Total Permits by Status



Number of Permits Issued by Month and Year



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