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Town of Thomaston Code Enforcement Officer

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Code Enforcement Planning Board Report

May 31, 2026, through June 30, 2026

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

Open Building Permits for July 29th, 2024, through June 30, 2026	• Currently 69 open Building Permits • Currently 27 open Plumbing Permits • Currently 14 open "Other" Permits
Open Commercial Construction	• 4th Storefront at Thomaston Retail Management may be filled soon – This was approved by Planning Board at the May 19th meeting, the store front will be "Local Infusion" – permitting is underway in the Code office • Some new café and retail shops are coming to the Planning Board in May – These projects have been approved. There will be a mixed-use retail business at 12 Oyster River Rd and the "Picnic Basket" on Main St. • Thomaston Retail Management – AT&T and Jersey Mike's and Starbucks storefronts are open • Walmart – Renovations completed. Possible upcoming renovation to grocery pick-up area TBD – This is getting underway, Pre-Site Plan Review scheduled for May- Approved, second Site Plan set for August 2026 • 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, internal plumbing has begun, roofing has been added • 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. 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 2026

RESPECTFULLY SUBMITTED:
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	• 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 2025 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. No movement as of April, received insurance confirmation from Novel permitting, work still TBD. Permit extension expires in September 2026 at which point Novel will be required to obtain a new permit. • Lyman Morse building on Elltee Circle continues to be constructed, several inspections have taken place and passed. LM is awaiting a grant for the required sprinkler system in the building TBD early in summer. Building is up and plumbing is installed. Opening TBD Summer/Fall.
Planning Board	• 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 – No word on construction commencement timeframe. • Final SP completed for MHFH at March 17th meeting, approved by PB. • New business reviewed for the 12 Shepard Dr building, "Cosmic Café" to be opened by Erica Jones after conditions of FMO review completed – This has been completed and is open • Old businesses Zack Shack and Carriage House came for a move and an expansion, both approved • 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. • 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 – No work has begun yet • 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. • 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 21st project was approved and commences within a few weeks. • Quirk groundwork has begun, the construction will require possible stockpiling of soil onsite for future use, this has been confirmed with the Code Office and will be screened off during the duration of the stockpile being unused.
Updates	• 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. Second round of letters being sent in June for later registrants. June letters sent, a couple of STR slots opened due to people discontinuing their rentals.

	• The Small Community Grant obtained by the Code Office to assist a resident on Old County Rd to replace their septic system is being used and the project will be completed in June 2026. The project was wrapped up on June 18, 2026. • Code Office has another request for a Small Community Grant to replace another septic system on Old County Rd; the application has been sent to the state and Code is awaiting a response. • 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 • 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 • Dirigo Spatial will be upgrading the online permit system for the Code Office. This should be in place by fall. • May look in to using Catalyst for online payments for the Code Office, working with Justice in Rec. Dept. on this. • 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 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. • Code office obtained grant in the beginning of March from Housing Opportunities Project to help pay for mandatory updates to ordinances for 2027 • June Town Meeting saw all updates to Land Use Ordinance approved. This includes a property maintenance ordinance, Article IX mining ordinance, no building permits issued if back taxes are owed. Code Officer is working toward compliance by compiling lists of delinquent properties for each of these and sending a first round of notifications by the end of summer 2026. Letters for compliance of Article IX were sent the week of June 15, 2026. All the operational mines are currently in compliance except for Meklin Excavation. Code Officer has communicated verbally with the owner of Meklin as of June 24th regarding requirements to achieve compliance.
Areas/questions for discussion:	Land Use Ordinance review for 2027 Ordinance to begin in the fall. Several major updates will need to be incorporated to follow new legislation regarding density to increase affordable housing.

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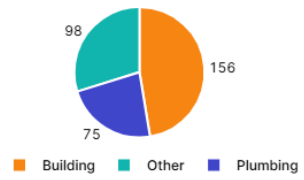
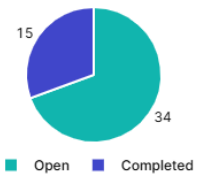
DIRIGO PERMIT SYSTEM

Date Range: Jul 29, 2024 - Jun 30, 2026

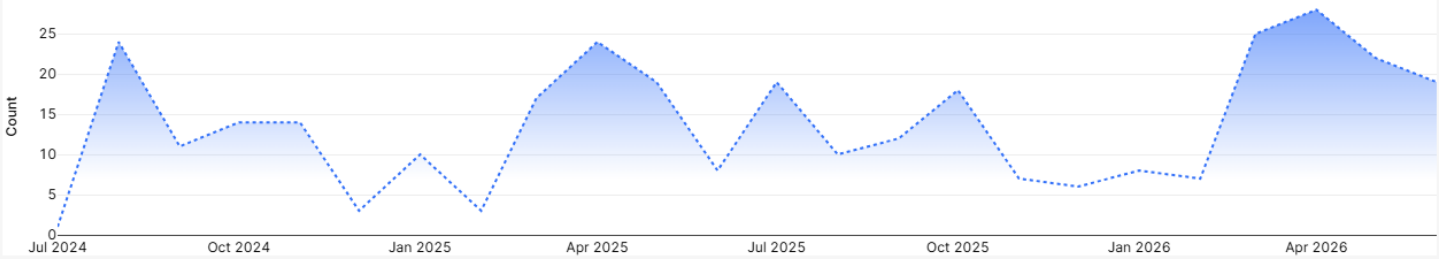
Total Permits by Type



Total Permits by Status



Number of Permits Issued by Month and Year



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