



**TOWN OF THOMASTON, MAINE
ANNUAL TOWN MEETING WARRANT
FISCAL YEAR JULY 1, 2025-JUNE 30, 2026**

TO: Chris Hansen, a Constable of the Town of Thomaston in the County of Knox, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Thomaston, in the County of Knox, State of Maine, qualified to vote by law in Town affairs, to meet at the **THOMASTON MUNICIPAL BUILDING** at 13 Valley Street in said Town on **TUESDAY, JUNE 10, 2025** at 8:00 AM prevailing time, then and there to act upon article 1 and by secret ballots on article 2 as set out below of the Annual Town Meeting Warrant. Polls will open at eight (8) o'clock in the morning and will close at eight (8) o'clock in the evening prevailing time.

And, to notify and warn voters of the Town of Thomaston, in the County of Knox, State of Maine, to reconvene at the **THOMASTON MUNICIPAL BUILDING** in said Town on **WEDNESDAY, JUNE 11, 2025** at 6:00 PM prevailing time, then and there to act on articles 3 through 46 as set out below:

SECRET BALLOT ARTICLES 1-2

ARTICLE 1: To choose a moderator to preside at said meeting. (Note: The moderator is nominated from the floor.)

ARTICLE 2: To elect by secret ballot the following offices:

1. Two (2) Select Board members for three-year terms. (2028)
2. One (1) Board of Assessors member for a three-year term. (2028)
3. One (1) RSU #13 School Board member for a three-year term. (2028)
4. One (1) RSU #13 School Board member for a two-year term. (2027)

MUNICIPAL ARTICLE 3

ARTICLE 3: To see if the Town will vote to authorize the Select Board to enter into an agreement on such terms and conditions as the Select Board deems appropriate to swap land that the Town may have an interest in and identified as approximately 7 acres on the north end of Lot 083 Map 402 of the Town's Tax Assessment Maps to Robert & Lynn Snow and in return, the Town of Thomaston is to receive approximately 0.14 acres being the land over a buried sewer line on the east edge of Lot 083 Map 402 of the Town's Tax Assessment Maps.

EXPLANATION: This swap will resolve an issue that began in 2015 when it was discovered that the sewer line to the wastewater treatment facility infringes on the northeast corner of land that the Town may, but cannot prove, have an interest in, but is also claimed by the Snows.

SELECT BOARD RECOMMENDS 5-0

MUNICIPAL BUDGET ARTICLES 4-18

ARTICLE 4: Shall the Town vote to raise and appropriate \$1,054,656 for GENERAL GOVERNMENT for the 2025/2026 Fiscal Year?

GENERAL GOVERNMENT

Manager/Tax Collector	\$280,214
Clerk's Office/Elections	\$116,436
General Office	\$38,200
Finance Office	\$222,293
Administration	\$58,116
Contingency	\$2,300
Computer Technology	\$45,110
Planning Board	\$2,320
Code Enforcement	\$112,936
Assessing & Code Supplies/PT Asst.	\$41,856
Board of Assessors	\$4,689
<u>Assessing Office</u>	<u>\$130,185</u>
TOTAL:	\$1,054,656

SELECT BOARD RECOMMENDS 4-0

BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 5: Shall the Town vote to raise and appropriate \$253,348 for maintenance and operation of MUNICIPAL BUILDINGS for the 2025/2026 fiscal year?

MUNICIPAL BUILDINGS

Watts Block	\$47,210
Academy Building	\$58,603
Municipal Building	\$65,058
<u>Building Maintenance Supervisor</u>	<u>\$82,477</u>
TOTAL:	\$253,348

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0**

ARTICLE 6: Shall the Town vote to raise and appropriate \$1,056,369 for the POLICE DEPARTMENT for the 2025/2026 fiscal year?

POLICE DEPARTMENT

Police Wages & Benefits	\$940,445
New Part-time Officer	\$26,374
Transportation	\$20,500
Supplies & Equipment	\$69,050
TOTAL:	\$1,056,369

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 4-3**

ARTICLE 7: Shall the Town vote to raise and appropriate \$207,205 for PROTECTION AND PUBLIC SAFETY for the 2025/2026 fiscal year?

PROTECTION & SAFETY

Emergency Management & Local Health Officer	\$7,015
Animal Control	\$11,431
Hydrant Rental	\$186,459
Septic Waste Disposal	\$2,300
TOTAL:	\$207,205

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0**

ARTICLE 8: Shall the Town vote to raise and appropriate \$362,091 for the FIRE DEPARTMENT for the 2025/2026 fiscal year?

FIRE DEPARTMENT

Wages	\$247,791
Operations	\$11,450
Equipment	\$40,700
Vehicles	\$37,800
Building	\$24,350
TOTAL:	\$362,091

**SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0**

ARTICLE 9: Shall the Town vote to raise and appropriate \$793,510 for the PUBLIC WORKS DEPARTMENT for the 2025/2026 fiscal year?

PUBLIC WORKS DEPARTMENT

Wages & Benefits	\$505,498
General Supplies	\$8,370
Operation	\$86,300
Winter Roads	\$79,000
Summer Roads	\$36,750
Stump Dump	\$69,492
<u>Building</u>	<u>\$8,100</u>
TOTAL:	\$793,510

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 10: Shall the Town vote to raise and appropriate \$627,081 for the AMBULANCE DEPARTMENT for the 2025/2026 fiscal year?

AMBULANCE DEPARTMENT

Wages	\$572,781
Training	\$8,000
Transportation	\$10,000
Supplies	\$4,800
Operations	\$19,050
Communication	\$3,000
<u>Billing</u>	<u>\$9,450</u>
TOTAL:	\$627,081

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 5-0

ARTICLE 11: Shall the Town vote to raise and appropriate \$372,707 for the TRANSFER STATION for the 2025/2026 fiscal year?

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 12: Shall the Town vote to raise and appropriate \$11,500 for GENERAL ASSISTANCE for the 2025/2026 fiscal year?

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 13: Shall the Town vote to raise and appropriate \$205,590 for the RECREATION & LEISURE SERVICES for the 2025/2026 fiscal year?

RECREATION & LEISURE

Recreation Dept.	\$161,964
Shade Tree	\$14,188
Harbor Committee	\$18,888
Conservation Commission	\$5,200
Flag & Light Replacement	\$2,350
<u>Regional Shellfish Management</u>	<u>\$3,000</u>
TOTAL:	\$205,590

SELECT BOARD RECOMMENDS 4-0

BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 14: Shall the Town vote to raise and appropriate \$6,300 for SOCIAL SERVICES & LOCAL AGENCIES for the 2025/2026 fiscal year?

SOCIAL SERVICES

Knox County TRIAD	\$400
Pope Memorial Humane Society	\$500
Trekkers	\$1,000
<u>Thomaston Grammar TGS Group</u>	<u>\$500</u>
	\$2,400

LOCAL AGENCIES

Thomaston Historical Society	\$1,000
Memorial Day	\$900
Friends of Montpelier	\$1,000
<u>Thomaston Dog Park Assoc.</u>	<u>\$1,000</u>
	\$3,900

SELECT BOARD RECOMMENDS 4-0

BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 15: Shall the Town appropriate from Maine Community Foundation Charitable Funds \$8,700 for SOCIAL SERVICES & LOCAL AGENCIES for the 2025/2026 fiscal year?

SOCIAL SERVICES

Coastal Opportunities	\$500
Homeworthy	\$1,000
LifeFlight of Maine	\$500
New Hope Midcoast	\$500

Penquis	\$1,800
Rockland District Nursing Assoc.	\$600
Waldo Community Action Partners	\$650
Midcoast Maine Community Action	\$650
<u>Healthy Kids</u>	<u>\$500</u>
	\$6,700

LOCAL AGENCIES

Thomaston Inter-Church Fellowship	
<u>Food Pantry</u>	<u>\$2,000</u>
	\$2,000

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 7-0

ARTICLE 16: Shall the Town vote to raise and appropriate \$303,720 for UNCLASSIFIED ACCOUNTS for the 2025/2026 fiscal year?

UNCLASSIFIED ACCOUNTS

Insurance & Compensation	\$130,050
Memberships	\$4,670
Library Operating	\$97,000
<u>Cemetery Operating</u>	<u>\$72,000</u>
TOTAL:	\$303,720

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 6-0-1

ARTICLE 17: Shall the Town vote to raise and appropriate \$646,285 for CAPITAL IMPROVEMENTS for the 2025/2026 fiscal year?

CAPITAL IMPROVEMENTS

Police Cruiser Reserve	\$19,000
Ambulance Reserve	\$75,000
EMS Equipment Reserve	\$16,000
Fire Apparatus Reserve	\$10,000
Fire Equipment Reserve	\$6,000
Municipal Facilities Reserve	\$68,000
Academy Reserve	\$10,000
Computer Reserve	\$9,000
Public Works Reserve	\$35,000
Culvert Replacement Reserve	\$20,000
Watts Block Reserve	\$10,000
<u>Tax Revaluation Reserve</u>	<u>\$82,500</u>

TOTAL: \$360,600

MISCELLANEOUS PROJECTS

Municipal Bldg. Bond & Loan	\$76,442
Solar Array Bond	\$22,687
<u>Knox St Rebuild Project Bond</u>	<u>\$59,656</u>
TOTAL:	\$158,785

PUBLIC WORKS PROJECTS

<u>Paving Projects</u>	<u>\$127,000</u>
TOTAL:	\$127,000

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 6-0-1

ARTICLE 18: Shall the Town vote to appropriate from the unassigned balance the sum of \$13,000 to assist the Fourth of July Committee in continuing the annual celebration?

SELECT BOARD RECOMMENDS 5-0

TAX INCREMENT FINANCING (TIF) ARTICLES 19-20

ARTICLE 19: Shall the Town appropriate from the Dragon Projects Company Municipal Tax Increment Financing (TIF) District and Development Program an amount of up to \$641,883 for the 2025/2026 fiscal year?

SELECT BOARD RECOMMENDS 4-0

DRAGON TIF	PROJECTED EXPENSES FY26	BALANCE	EXPLANATION
Proposed FY26 Budget			
		\$ 1,726,214	Current Balance +/-
		\$ 744,590	Projected Revenues +/-
East End Sewer Bond	\$ 54,125		Annual Bond Payment
Dragon Appraisal	\$ 15,000		Tax Valuation Appraisal
John Fancy, Planning	\$ 53,000		Planning/Project/Grant Services
MCOG Services	\$ 9,000		Planning/Project/Grant Services
Mill River Crossing Project	\$ 72,000		20% Match for MDOT Grant
Side Loop Sidewalk Project	\$ 52,185		20% Match for MDOT Grant
Fire Apparatus Reserve	\$ 30,000		Transfer to Fire Apparatus Reserve
Fire Equipment Reserve	\$ 30,000		Transfer to Fire & EMS SCBA Reserve
Transfer to Downtown TIF:	\$ 326,573		Transfer out to Downtown TIF
Total:	\$ 641,883	\$ 2,470,804	

ARTICLE 20: Shall the Town appropriate from the Thomaston Green Downtown Revitalization Tax Increment (TIF) Financing District an amount up to \$326,573 for the 2025/2026 fiscal year?

SELECT BOARD RECOMMENDS 4-0

DOWNTOWN TIF	PROJECTED EXPENSES FY26	BALANCE	EXPLANATION
Proposed FY 26 Budget			
		\$ 993,467	Current Balance +/-
		\$ 75,493	Projected Revenues +/-
Transfer-in Dragon TIF		\$ 326,573	Transfer-in from Dragon TIF
Economic and Community Development Funds	\$ 3,900		(i.e. Website, microgrants, etc.)
Kendray Rodriguez Contract	\$ 18,000		\$1,500/month Contract
Downtown Marketing	\$ 11,000		Marketing and Community Events/Christmas Lighting
Pedestrian/Road Safety	\$ 15,000		Rapid Repeating Flashing Beacon Crossing Light
Paving Projects	\$ 130,000		Public Parking Lot adjacent to Municipal Building/Legion/Fire Dept Apron
Streetscape Bond Payment	\$ 20,013		Business Block Renovation Bond payment
Sidewalk Replacement Reserve	\$ 20,000		Transfer to Sidewalk Replacement Reserve
Academy Building Projects	\$ 41,475		Security System/2 Heat Pump Replacements
Town Buildings Study	\$ 25,000		Town-wide building study/long-term capital planning
Reimburse Non-TIF (Economic Development Funds)	\$ 21,441		Watts Block Elevator Repair
SC Bond 2019	\$ 20,744		Green Infrastructure Bond Payment
Total:	\$ 326,573	\$ 1,395,533	

BUSINESS ARTICLES 21-29

ARTICLE 21: Shall the Town vote to put all non-real estate/personal property tax revenues in to the Unassigned Fund Balance (surplus), and authorize the Select Board to accept any additional revenue or funds and expend any other revenue from the State, Federal, local and private sources for the support of the Town that may be used to reduce the amount required to be raised by taxation and apply these funds to the FY 2025/2026 tax commitment as a reduction in the amount to be raised from taxation?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 22: Shall the Town vote to authorize the Select Board to enter into multi-year contracts (not to exceed five (5) years) for the lease or purchase of goods and services, when they deem it in the best financial interest of the Town?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 23: Shall the Town vote to authorize the Select Board TO MOVE UP TO 10% OF UNEXPENDED BALANCES from various budget categories as they deem advisable to meet unanticipated expenses, emergencies, and to aid in the smooth transition of Town business?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 24: Shall the Town vote to authorize the Select Board to apply for and/or to accept, and expend, on behalf of the Town, money from Federal, State, other governmental agencies, or from private sources which may be received in the form of grants, donations, and/or revenues during the period of July 1, 2025 to June 30, 2026?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 25: Shall the Town vote to authorize the municipal officers to dispose of tax acquired property as they deem in the best interests of the Town, except that the municipal officers shall first use the sale process as defined in 36 MRS § 943-C if they choose to sell property to anyone other than the former owner. For sales to someone other than the former owner, excess sale proceeds, as defined in 36 MRS. § 943-C, shall be returned to the former owner.

SELECT BOARD RECOMMENDS 5-0

ARTICLE 26: Shall the Town vote to authorize the Select Board to waive the foreclosure of a tax lien mortgage pursuant to 36 MRS § 944 upon a finding by the Select Board that ownership of the property subject to the lien would be contrary to the Town's best interest.

SELECT BOARD RECOMMENDS 5-0

ARTICLE 27: Shall the Town vote to authorize the Select Board and Tax Collector to:

1. Fix the date when property taxes become due and payable, with the first payment being due on December 1, 2025, and the second payment being due on June 1, 2026.
2. Fix the rate of interest at 7.5% per annum to be charged on taxes unpaid after said date(s).
3. Fix the rate of interest at 3.5% per annum to be paid by the Town on abated taxes pursuant to 36 MRS Section 506-A.

4. Authorize the Tax Collector to accept prepayment of taxes not yet due or assessed pursuant to 36 MRS Section 506.

SELECT BOARD RECOMMENDS 5-0

ARTICLE 28: Shall the Town vote to authorize the payment of tax abatements and applicable interest from the property tax overlay account?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 29: Shall the Town vote to authorize the Select Board to:

1. Transfer any unexpended, but previously appropriated funds in the town budgets at the end of the fiscal year, to non-lapsing, restricted fund balance reserve funds, so that the monies could be expended in future years for their original, intended purpose.
2. Authorize the transfer of unexpended balances to fund balance and to authorize the overdrafts that may occur in the Town operations in the 2025/2026 budget to be taken from fund balance.

SELECT BOARD RECOMMENDS 5-0

ORDINANCE ARTICLES 30-46

****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***

ARTICLE 30: Shall Chapter 1 Thomaston Government and Organization, Article VIII, Section 108- Recreation Committee Ordinance be amended?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 31: Shall Chapter 1 Thomaston Government and Organization, Article VI, Section 106- Village Cemetery Ordinance be amended?

SELECT BOARD RECOMMENDS 5-0
CEMETERY TRUSTEES RECOMMENDS 4-0-3

ARTICLE 32: Shall Chapter 1 Thomaston Government and Organization, Article XVIII, Section 118- Exemption of Eligible Active-Duty Military Personnel from Motor Vehicle Excise Tax be repealed due to new applicable State of Maine laws (local ordinance no longer needed)?

SELECT BOARD RECOMMENDS 5-0

ARTICLE 33: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 704.2 Enforcement Officer be amended?

**SELECT BOARD RECOMMENDS AS AMENDED 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 34: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 704.5 Farmers Markets be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 36: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Sections 707.3.11, 707.4 R3 and Section 709.4 R2 be amended to allow boarding and keeping of alpacas as a conditional use?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 36: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Sections 707A 4.16, 708.3.10, 709.3.8, 711.6.10 removing (excluding manufactured/mobile homes) be amended per State of Maine laws?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 37: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 712 Highway Commercial District be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 38: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 713 Industrial District be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 39: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 716.16.7 Retail Marijuana Uses and Facilities be amended? Shall the word Marijuana be replaced with the word Cannabis and the words "or medical" be added after the word "retail" wherever found in the LUO and Chapter 10 Definitions?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 40: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 717.1 Off-street parking standards be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 41: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 719.5 Accessory dwelling unit be amended per Maine State laws?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 42: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 722 Individual Manufactured/Mobile Homes be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 43: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 736 Site-Plan Review be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 44: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Section 746 Street Opening and Driveway Permits and Section 749 Charges be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 45: Shall Chapter 7, Thomaston Land Use and Development Ordinance, Chapter 10 Definitions be amended?

**SELECT BOARD RECOMMENDS 5-0
PLANNING BOARD RECOMMENDS**

ARTICLE 46: Shall Chapter 10 Definitions be removed from Chapter 7 Land Use and Development Ordinance to be a stand-alone section known as "Section 759 Definitions?"

SELECT BOARD RECOMMENDS 5-0

Given under our hands this 14 day of April, 2025 in the year of Our Lord Two Thousand Twenty- Five by the vote of the Select Board.

THOMASTON SELECT BOARD:

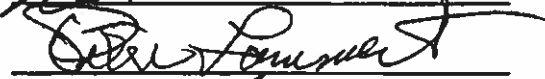
Christopher Rector, Chair




William Hahn, Vice-Chair



Peter Lammert



Sandra Moore



Kim Matthews



**A true original of the signed warrant for the Thomaston Annual Town Meeting Warrant
FISCAL YEAR JULY 1, 2025-JUNE 30, 2026
as certified to me by the Thomaston Select Board.**

Joanne Moulton
Joanne Moulton, Thomaston Town Clerk

04/18/25
Date