

**Roll Call -**

Commissioner Cushing opened the meeting at 10:01 AM with Commissioner Tremble, Commissioner Marshall, Administrator Tinkham, and Treasurer Mower present in the Probate Courtroom.

**Pledge of Allegiance** – LUPC Commissioner Peter Pray led the Pledge.

**Public Comment** – None

**LUPC Update** –

Acting Planning Manager Stacy Benjamin, Acting Executive Director Benjamín Godsoe, and Peter Pray LUPC Commissioner representing Penobscot County presented the following:

Due to the statutory requirement to adopt a Comprehensive Land Use Plan (CLUP), the Commission is currently working on the 2025 adopted rule changes. These changes will occur in three phases: Pre-Process, Update, and Adoption.

While the Commission is engaged in the update process, the public is encouraged to participate by completing the survey, which is expected to go live in Spring 2026, visiting the updated website, signing up for updates, and contacting the LUPC with thoughts and suggestions regarding the CLUP.

Mr. Godsoe reported on the composition of the board. Currently, the board consists of nine members: eight members representing counties that contain the majority of the unorganized territories and one gubernatorial appointee.

Under the proposed update, the board composition will include two gubernatorial appointees and one member from the Legislature.

It was also noted that LUPC commissioners may be able to serve more than two consecutive terms.

**UT Update** –

Director Buswell and Deputy Morrison presented the following:

- Both George and Tina will be attending the County Day at the State House on April 10<sup>th</sup>
- Municipalities of Kingman and Prentiss are seeking guidance on where residents can vote. Currently Director Buswell and Deputy Morrison are working with the Board of Elections on this matter. The UT will reimburse the towns for their effort to cover associated costs.
- The municipality of Prentiss recently ran out of sand. An additional 600 yards of sand had to be distributed.
- Director Buswell is exploring the installation of LED lighting in the Prentiss shed. He will check with Efficiency Maine to determine whether a rebate is available.

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**UT Update – Continued:**

- The Town of Maxfield has submitted paperwork to the State regarding the de-organization of the municipality. The proposed effective date of De-organization is July 1, 2029.
- Per Commissioner Cushing, the Town of Maxfield was awarded ARPA funds to install indoor plumbing in the Town Office. When Director Buswell travels to Maxfield to measure the roads, he will also check on the status of the office's indoor plumbing.
- In February, Deputy Director Morrison sent out salt-sand RFPs to 60 towns. She has received 21 invitations back for the bid opening, which will take place on May 6.
- Director Buswell received photographs of the property in Argyle related to the landslide. The images warrant moving this property higher on the NEMA and FEMA priority lists. Further discussion is needed regarding how the house will be disassembled for disposal.

**Administration Update -**

Administrator Tinkham opened the discussion by referencing how we should be looking at the Tax Abatement process.

**Koffman vs State of Maine:**

- The County Commissioners deliberated on the Tax Abatement that was held March 4<sup>th</sup>, 2026, in the matter of Koffman vs State of Maine. After discussion, the Commission felt that the applicant gave a comprehensive comparison to prove an unjust valuation of similar properties without electricity, no assess to roads, etc. which were assessed by the State of Maine. Based on the request they have proved their case. Commissioner Tremble moved to approve land at \$130K. Commissioner Marshall seconded the motion and a vote to approve passed 3-0.

**Symonds vs State of Maine:**

- The County Commissioners deliberated on the Tax Abatement that was held March 4<sup>th</sup>, 2026, in the matter of Symonds vs State of Maine. After discussion, the Commission felt that the applicant had not provided sufficient information to prove an unjust valuation had been assessed by the State of Maine. Commissioner Tremble moved to deny the tax abatement as presented; Commissioner Marshall seconded the motion & a vote to deny passed 3-0.

**Keane vs State of Maine:**

- The County Commissioners deliberated on the Tax Abatement that was held March 18<sup>th</sup>, 2026, in the matter of Keane vs State of Maine. After discussion, the Commission felt that the applicant had not provided sufficient information to prove an unjust valuation had been assessed by the State of Maine. Commissioner Tremble moved to deny the tax abatement as presented; Commissioner Marshall seconded the motion & a vote to deny passed 3-0.

**DeRoche vs State of Maine:**

- The County Commissioners deliberated on the tax abatement request that was heard on March 18, 2026, in the matter of DeRoche v. State of Maine. After discussion, the Commission determined that the applicant had provided a comprehensive comparison demonstrating that the State of Maine had included an additional water influence in the land valuation. Based on the information presented, the Commission found that the applicant had proven their case. Commissioner Tremble moved to approve a reduction in the land value of \$12,500. Commissioner Marshall seconded the motion. The motion passed by a vote of 3–0.

Administrator Tinkham reported that he has consulted with other counties regarding their processes for handling tax abatements. The Commission discussed the need to develop a uniform approach for managing abatements within our county. Additionally, there was discussion on establishing clear guidance for future applicants, specifying exactly what information and documentation will be required when requesting a tax abatement.

Payroll status changes signed for: Seth Johnson, Brooklynn Brown, Ryan Fitch, Michael Kennedy, Mark Fucile, Camron Barrieau, John McEwen, Patricia Davis, Brenda Palmer and Tracy Kempton.

Commissioner Tremble made a motion to go into Executive Session at 11:11 AM under 1 M.R.S.A. § 405 (6) (D) Contract. Commissioner Marshall seconded the motion. A vote to approve passed 3-0. Present were: Commissioners, Treasurer Mower, and Administrator Tinkham. Session ended at 3:08 PM

**Action Taken** – None

Commissioner Tremble moved to adjourn the meeting at 3:09. Commissioner Marshall seconded the motion. A vote to approve passed 3-0.

Signature Page

Certified By:

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Administrator, Blair Tinkham

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Andre E. Cushing, III, Chair

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Daniel J. Tremble, Commissioner

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David S. Marshall, Commissioner