

COUNCIL MINUTES OF
August 13, 2026

COUNCIL PRESENT: Marcia Delaware, Charles Ellms, Adam Briggs, Andrew Mitchell, Danny Hutchins, Nancy Clifford, Elijah Ames

EXCUSED ABSENCE: *NONE*

I. PUBLIC HEARING

1. Order A2026-40 New Airport Lease for Jason Scholten

No Comments

2. Order A2026-41 New Victualers License for Frank Theodore dba Chill & Grill

No Comments

3. Ordinance C2026-04 Ordinance on Recreational Vehicle Occupancy

Marcia Delaware stated that she doesn't feel like this is an Ordinance that the Town of Dexter needs. People that are living in campers are having a difficult time already and wouldn't be able to adhere to these rules. **Marcia** pointed out that there were also no fees in the Ordinance so that would be hard to enforce. **Adam Briggs** and **Dan Hutchins** both favored the Ordinance stating that there is an issue on Bear Lane with a camper and grey water running into the lake and this would help to rectify that situation. **Elijah Ames** asked if we already had an Ordinance that would address this and the answer was no. Both **Adam** and **Dan** stated they have tried to go beyond the Town and get help from DEP but they have proven unhelpful. They asked where they were to go next. **Charles Ellms** stated that DHHS has regulations regarding septic systems and they should be able to enforce it.

PRESENTATION BY JOHN THERIAULT FROM MAINE DOT

John Theriault, a region 4 Regional Engineer with Maine Department of Transportation, showed the plans for the intersection at Liberty and Railroad Avenue. After complaints from a homeowner about accidents there, it will now be a four-way stop. A study showed Liberty Street has an average of 950 vehicles a day and Railroad Avenue has 940. The intersection averages a crash a year and most are right angle which often results in more injuries. The solution to these kinds of crashes is to make it a four-way stop. The intersection will have four double-sided, solar powered signs that will flash. "Stop ahead" signs will also be placed to alert drivers. There were concerns from some members of the Council about the trucks from the Town's Public Works garage going back and forth several times a day and having to stop and with the brightness of the flashing signs for the nearby houses. Mr. Theriault stated that since Railroad Avenue is a State road that they don't need the Towns approval. The worst that can happen is that it won't be as successful as he thinks it will be.

II. MINUTES

1. Approve/Amend Council Minutes of July 9, 2026

Motion to approve: **Elijah Ames**

Second: **Charles Ellms**

Vote: Unanimous in favor, motion passes

III. NOMINATIONS, APPOINTMENTS, & ELECTIONS

1. Order A2026-42 Appointment to Board of Appeals

BE IT ORDERED that the Dexter Town Council hereby approves the appointment of Teresa Brzustowicz to the Board of Appeals for a term to expire on December 31, 2026.

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CHARLES ELLMS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

2. Order A2026-43 Appointment to Library Board of Trustees

BE IT ORDERED that the Dexter Town Council hereby approves the appointment of Jenna Chapman to the Library Board of Trustees for a term to expire on December 31, 2026.

Filed August 13, 2026

ANDREW MITCHELL

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

IV. UNFINISHED BUSINESS

1. Manager's Report

Trampas King thanked many of the staff and volunteers that make the Town and its events so successful. This included the Dexter Development Association, the Red Hotdog Festival Committee, Dexter Sunrise Kiwanis, and the Heart of Maine Resource Center. He stated that to continue events, we need more volunteers. Trampas also noted that the football team will be playing their first game under the lights on September 4th.

2. Departmental Reports

No Comments

3. Order A2026-40 New Airport Lease for Jason Scholten

BE IT ORDERED, that the Dexter Town Council, in accordance with the terms and conditions set forth in an agreement for the lease of Town property located on Map 401, Lot 128-H at the Dexter Regional Airport, hereby approves the lease of said property to Jason Scholten for a term of five (5) years.

Filed July 13, 2026

ADAM BRIGGS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

4. Order A2026-41 New Victualers License for Frank Theodore dba Chill & Grill

BE IT ORDERED, that the Dexter Town Council hereby approves the new Victualer's License for Frank Theodore dba Chill & Grill, 102 Church Street.

Filed August 13, 2026

DANNY HUTCHINS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

5. Ordinance C2026-04 Ordinance on Recreational Vehicle Occupancy

BE IT ORDAINED, that the Dexter Town Council hereby amends Appendix C Land Use by adding Appendix E: Campers, Recreational Vehicles, and Temporary Occupancy

Section 1. Purpose

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The purpose of this ordinance is to establish reasonable regulations for the placement, storage, and occupancy of recreational vehicles and campers in order to protect the public health, safety, and welfare; preserve sanitation and neighborhood character; ensure compliance with applicable State of Maine laws; and allow reasonable recreational, seasonal, and temporary residential use.

Section 2. Definitions

Recreational Vehicle (RV)

A vehicle or trailer designed to provide temporary living quarters for recreational, camping, or travel use, including motorhomes, travel trailers, fifth-wheel trailers, truck campers, tent trailers, and similar units.

Camper Occupancy Permit

A permit issued by the Town of Dexter Code Enforcement Officer authorizing the temporary occupancy of a recreational vehicle in accordance with this ordinance.

Temporary Occupancy

Occupancy of a recreational vehicle for recreational, seasonal, construction-related, emergency, or other temporary purposes.

Permanent Occupancy

Occupancy of a recreational vehicle as a principal place of residence.

Section 3. Storage

A recreational vehicle may be stored on any legally established lot provided that:

1. The recreational vehicle is owned by the property owner or occupant.
2. The recreational vehicle does not create a traffic hazard or public safety hazard.
3. The recreational vehicle complies with all applicable setback requirements for accessory structures.
4. No sewage, gray water, black water, wastewater, or composting toilet liquids are discharged onto the ground.

Storage of a recreational vehicle that is not occupied does not require a permit under this ordinance.

Section 4. Camper Occupancy Permit Required

A. Permit Required

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No recreational vehicle, travel trailer, motorhome, camper, or similar unit shall be occupied on private property without first obtaining a Camper Occupancy Permit from the Town of Dexter Code Enforcement Officer.

A permit shall be required regardless of whether the occupancy is:

- Short-term or long-term;
- By the property owner, tenant, family member, employee, or guest; or
- With or without compensation.

B. Application Requirements

Applicants shall submit:

1. A completed application.
2. Written permission from the property owner if the applicant is not the property owner.
3. A site plan showing:
 - Property boundaries;
 - Location of the camper;
 - Existing structures;
 - Driveway and parking area;
 - Well and septic system locations, if applicable.
4. Documentation demonstrating an approved method of wastewater disposal.
5. The anticipated dates of occupancy.
6. Any additional information reasonably requested by the Code Enforcement Officer to determine compliance with this ordinance.

C. Permit Duration

- A Short-Term Camper Occupancy Permit shall be valid for up to one hundred twenty (120) days during any calendar year.
- A Construction Camper Permit may be issued while an active building permit is in effect and shall not exceed twelve (12) months unless extended by the Code Enforcement Officer for good cause.
- Issuance of a permit under this ordinance shall not authorize permanent residential occupancy.

D. Inspection

The Code Enforcement Officer may inspect the property before issuing a permit and at reasonable times thereafter to verify compliance with this ordinance.

E. Permit Fees

Permit fees shall be established by the Town Council through the adopted Fee Schedule.

F. Other Required Permits

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Issuance of a Camper Occupancy Permit shall not relieve any applicant from obtaining any plumbing permit, internal plumbing permit, subsurface wastewater disposal approval, electrical permit, or any other permit required by State law or local ordinance.

Section 5. Temporary Occupancy Standards

Occupancy of a recreational vehicle shall comply with the following standards:

1. Occupancy shall not exceed the period authorized by the permit.
2. Potable water shall be provided in accordance with applicable State and local regulations.
3. **Wastewater Disposal.** All black water, gray water, sewage, composting toilet leachate, and other wastewater generated by occupancy of a recreational vehicle shall be collected and disposed of through an approved subsurface wastewater disposal system, approved holding tank, or another wastewater disposal method authorized under applicable State of Maine law.
4. No untreated gray water, black water, sewage, composting toilet liquids, or any other wastewater shall be discharged onto the surface of the ground, into surface waters, storm drainage systems, roadside ditches, or any location not approved for wastewater disposal.
5. The property shall remain free of excessive trash, debris, or conditions constituting a public nuisance.
6. Occupancy shall not create excessive noise, traffic, odors, smoke, or other nuisance conditions affecting neighboring properties.

Section 6. Permanent Occupancy Prohibited

No recreational vehicle shall be used as a permanent dwelling except:

1. Within a licensed campground where authorized by applicable law; or
2. As specifically authorized elsewhere by Town ordinance or State law.

Section 7. Camper During Construction

One recreational vehicle may be occupied during construction of a single-family dwelling provided that:

1. A valid building permit has been issued.
2. A Camper Occupancy Permit has been obtained.
3. Occupancy does not exceed twelve (12) months unless extended by the Code Enforcement Officer for good cause.
4. Approved sanitary facilities and wastewater disposal are provided in accordance with State law.

Section 8. Utility Connections

Temporary utility connections shall comply with all applicable federal, State, and local codes.

Electrical

Electrical service shall comply with the National Electrical Code and all applicable State requirements.

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Water

Water service shall comply with State plumbing requirements.

Wastewater

Wastewater disposal shall comply with all applicable State and local laws governing subsurface wastewater disposal systems, holding tanks, and plumbing installations.

Composting Toilets

The use of a composting toilet shall not exempt any recreational vehicle from complying with applicable State of Maine plumbing or subsurface wastewater disposal requirements. Composting toilets shall be approved units installed, operated, and maintained in accordance with State law and the manufacturer's specifications. Any liquid byproducts, leachate, gray water, or other wastewater generated shall be disposed of through an approved wastewater disposal system authorized under State law.

Section 9. Exemptions

The following are exempt from the permit requirements of this ordinance:

1. Recreational vehicles located within a licensed campground.
2. Recreational vehicles parked solely for storage.
3. Travelers stopping overnight for no more than seven (7) consecutive days, provided no public nuisance, sanitation issue, or health hazard is created.
4. Temporary occupancy authorized by the Town during a declared emergency or disaster.

10. Enforcement

The Code Enforcement Officer shall administer and enforce this ordinance.

Occupancy of a recreational vehicle without the required Camper Occupancy Permit or in violation of any provision of this ordinance or any condition of an issued permit shall constitute a violation.

Each day that a violation continues after written notice may constitute a separate violation and may be enforced pursuant to the Town of Dexter Unified Development Ordinance, applicable provisions of Maine law, and all other remedies available by law or in equity.

Filed August 13, 2026
ELIJAH AMES

Second: Andrew Mitchell

Vote: ~~Vote~~ 6-1 (Hutchins), motion fails

Was decided to send back to Planning Board

V. NEW BUSINESS

1. Order A2026-44 Approve Liquor License for Lakeshore Restaurant

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BE IT ORDERED that the Dexter Town Council hereby approves the renewal of the Vinous and Malt Liquor License for John R. McAllister, III doing business as Lakeshore Restaurant, 17 Crockett Road.

Filed August 13, 2026

NANCY CLIFFORD

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

2. Order A2026-45 Accept Funds for Dexter Rail Riders

BE IT ORDERED, that the Dexter Town Council hereby accepts the grant in the amount of \$59,000.00 from the State of Maine, Bureau of Parks and Lands. The funds are to be used for trail maintenance.

Filed August 13, 2026

CHARLES ELLMS

Second: **Elijah Ames**

Trampas King stated that the club has received around \$300,000 in the last four years.

Vote: Unanimous in favor, motion passes

3. Order A2026-46 Accept Grant for Fire Department from MMA Ed McDonald Safety Grant

BE IT ORDERED, that the Dexter Town Council hereby accepts the safety grant for the Fire Department in the amount of \$2490.94 from MMA risk management. The funds are to be used for tower and guardian angel lights.

Filed August 13, 2026

ANDREW MITCHELL

Second: **Elijah Ames**

Matt Connor stated that angel lights are magnetic and will be used on the body to make themselves more visible.

Vote: Unanimous in favor, motion passes

4. Order A2026-47 Approve Liquor License for Frank Theodore dba Chill & Grill

BE IT ORDERED, that the Dexter Town Council hereby approves the Spirituous, Vinous, and Malt Liquor License for Frank Theodore doing business as Chill & Grill, 102 Church Street.

Filed August 13, 2026

ADAM BRIGGS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

5. Order A2026-48 Approve Special Entertainment Permit for Frank Theodore dba Chill & Grill

BE IT ORDERED that the Dexter Town Council hereby approves the Special Entertainment Permit for Frank Theodore doing business as Chill & Grill, 102 Church Street.

Filed August 13, 2026

DANNY HUTCHINS

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

6. Sign/Approve Cemetery Deeds

Elijah Ames made a motion to sign/Approve

Second: **Charles Ellms**

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VI. PUBLIC FORUM

Theresa McManus voiced her concern about election integrity in the State.

Earl Mitchell stated that Dexter is a great little Town and that if he was able to drive, he would pitch in more. He feels that there are areas that could be "tightened up." He asked about the paving on Upper Garland Road and when it would be done.

Tim Tiess, representing the American Legion, asked if they would be able to use the municipal parking lot on October 3rd for a Touch A Truck event. It will be put on the agenda for September.

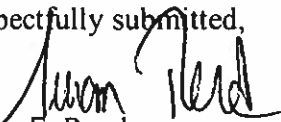
Frank Spizuoco gave the Council some information about what goes on at the beach in the Summer and what things he has contributed his time to, and what things are being paid for by fundraising. He is in hopes that the Town recreation department will be able to take over on both fronts. Marcia Delaware stated that it will be discussed in the next years budget meetings.

Adam Briggs made a motion to adjourn at 7:24 P.M.

Second: **Elijah Ames**

Vote: Unanimous in favor, motion passes

Respectfully submitted,


Susan E. Reed