Sullivan Select Board
Meeting Minutes
August 03, 2026

Selectmen: Gregory Ring, and Michael Hosking and Michael Pinkham I
Town Manager: Ray Weintraub, **Town Clerk:** Yvette Grindle
Audience: John Keenan, Cliff Salvemini, Sharon Baron, Gerald Erbes, Logan Pung and Alex Sousa. Matthew Gutschenritter was on Zoom.

1. Call Meeting to Order/Pledge Michael Hosking called the meeting to order with the
   Pledge of Allegiance at 5:30 pm
2. PUBLIC HEARING - Liquor Licenses (Transfer of Ownership) White Dog Marketing

Michael Hosking opened the public hearing by reading for the selectboard reference the application to allow the liquor license be transferred to Matthew Gutshchernritter the new owner of the Acadia Bay Inn from White Dog Marketing. Matthew Gutschenritter was available on Zoom to answer any questions if needed. After a brief discussion.

Michael Hosking moved to allow the transfer of the liquor license to Matthew Gutshchernritter from White Dog Marketing. Gregory Ring seconded the motion, and the motion passed 3/0.

3. Close out Public Hearing and move to regular session. Michael Hosking closed out the Public Hearing at 5:38pm and entered into the regular Selectboard session.
4. Review of Selectboard Policy Michael Hosking reminded everyone that the Selectboard Meeting policy availability on the table where people sign in.
5. Adjustments to the Agenda no adjustments to the agenda.
6. Approval of Prior Meeting Minutes (July 20, 2026)

Michael Pinkham moved to accept the minutes from the July 20, 2026 meeting. Michael Hosking seconded the motion, and the motion passed 3/0.

7. Treasurers Warrant
   a) Payroll Warrants 7/22/26 $14,469.39

Michael Hosking moved to approve the payroll warrant. Gregory Ring seconded the motion, and the motion passed 3/0.

Michael Hosking moved to approve the A/P warrant. Gregory Ring seconded the motion, and the motion passed 3/0.

   b) A/P Warrants $283,652.56 / Sullivan Daze $4,574.00

New Business:

8. Opening of Bids for Tree Trimming : No submission of bids had been received as of 5pm 08/03/2026. The Town Manager suggested table till the next meeting and develop a plan of action.
9. Concerned Citizen Letter: The letter(see attached letter) the letter has been referred to the CEO and he will be looking at the concerns raise once he returns from

training (8-10-26 returning from Training). The CEO will be looking and investigating the issues raised.

Old Business:

10. Road Maintenance (Upper Tunk Lake): Michael Hosking asked to put a bid out for the Upper Tunk Lake Road if Gregory Ring has not heard from Eaton Paving before Monday August 10, 2026. The Town Manager suggested putting out a few stakes to denote the portion of road needing to be repaired.
11. Update on approved paving project: Gregory Ring noted that there has been no definite date set to do the road work with in the Town by Eaton paving.
12. Town Charter petition update: Michael Hosking opened the discussion and addressed John Keenan. After some concerns raised by Michael Pinkham, John Keenan wanted to read a letter he had written to Mr. Pinkham to address his concerns. Michael Hosking requested that he submit it as part of the record but not read. After a very brief discussion it was agreed to allow him to read the letter as part of public comment.
    Michael Hosking address putting on the Ballot the question if the Town wished to create a commission to write a Town Charter. After some discussion; Michael Hosking presented this motion and opened it up to discussion. The exact verbiage of the question will be written at a later date. Michael Pinkham noted the letter written did not address his concerns.
    Michael Hosking moved to put on the ballot in November 2026 if the to ask the Town if the Town should have a Charter. Gregory Ring seconded the motion, and the motion passed 2/1 Michael Pinkham dissenting.

Reports:

13. Town Manager Report
    a. The Transfer Station compactor is down with repair its with hopes to be fixed on Wednesday August 5, 2026.
    b. Trailers on Moose Lane: The Mobile homes on Moose Lane will be removed on Tuesday(work will start)
    c. Playground: At the Sorrento Town Meeting they voted to turn their share of the playground over to the Town of Sullivan. However there is an issue as the Sorrento Sullivan Recreation Center donated the property to both Towns and if the Towns ever choose to not use the land then the land goes back to the Recreation Center. The Town Manager will be at the Recenters Board Meeting on Tuesday August 11, 2026 to discuss with them about this change.
14. Fire/EMS: Month of July the Fire Department had 66 calls. The Grant for the new fire house has been delayed. Work on Station waiting to be scheduled.
15. Committee Reports

a) Communication Committee: Yvette Grindle gave a verbal report that the Town Crier for August has gone out as of July 29, 2026. That social media is still gaining momentum.
b) Parks and Recreation: No Report this month

16. Sullivan Daze (quick update): Michael Hosking congratulated the Sullivan Daze Committee and Volunteers for an excellent event. He gave a special shout out to the co-chairs Misty Gleason and Yvette Grindle and all the volunteers. Yvette Grindle presented the monies raised without the cost numbers as of the date of meeting.
17. Public Comment: John Keenan asked about the posting of the minutes he also read the letter(see attached documents) when his time was up Gerald Erbes finished reading the letter.
18. Board Comment: None
19. Action Item List : Michael Hosking did a quick review of the list noting that the Treasurers position was being back filled. A note from a gentleman about the appeals board the Town Manager is working on this issue.
20. Move to Executive Session

Michael Hosking moved to enter into Executive Session pursuant to 1 MRSA § 405(6) (F)to discuss Confidential Records Michael Pinkham seconded the motion, and the motion passed 3/0.
The Selectboard moved into executive session at 6:20pm

21. Move to Regular Meeting Session:

Michael Hosking moved to enter into regular meeting session. Gregory Ring seconded the motion and the motion passed 3/0.
Entered back into regular session at 6:30pm

22. Executive Session Actions

Gregory Ring will be meeting with a person involved and provide them with more information.

23. Adjournment of Meeting

Michael Pinkham moved to adjourn the meeting. Michael Hosking seconded the motion, and the motion passed 3/0.
Meeting adjourned at 6:32 pm

Respectfully Submitted
Yvette M. Grindle
Town Clerk

Approval of the
Minutes from the August
03, 2026 Selectboard
Meeting

_____ _____

Michael Hosking **Michael Pinkahm I**

_____

Gregory Ring

Attached:

- **Agenda of Selectboard 08-03-2026**
- **Concern Citizen Letter**
- **Sullivan Daze Report**
- **Letter From John Keenan**

Sullivan Select Board
1888 US Highway 1
Sullivan, Maine 04664
https://sullivanmaine.org/

Agenda – August 3, 2026 5:30pm
Sullivan Town Office
Community Room

1. Call Meeting to Order
2. Pledge of Allegiance
3. PUBLIC HEARING - Liquor Licenses (Transfer of Ownership) White Dog Marketing
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5. Review of Selectboard Policy
6. Adjustments to the Agenda
7. Approval of Prior Meeting Minutes (July 20, 2026)
8. Treasurers Warrant
   a) Payroll Warrants
   b) A/P Warrants

New Business:

9. Opening of Bids for Tree Trimming
10. Concerned Citizen Letter

Old Business:

11. Road Maintenance (Upper Tunk Lake)
12. Update on approved paving project
13. Town Charter petition update

Reports:

14. Town Manager Report
15. Fire/EMS
16. Committee Reports
    a) Communication Committee
    b) Parks and Recreation
    c) Sullivan Daze (quick update)
17. Public Comment
18. Board Comment
19. Action Item List
20. Move to Executive Session
    a) Executive Session pursuant to 1 MRSA § 405(6) (F) to discuss Confidential Records
21. Move to Regular Meeting Session
22. Executive Session Actions
23. Adjournment of Meeting

Zoom Link https://us06web.zoom.us/j/4766949799?omn=87423688522
Meeting ID: 476 694 9799

July 25, 2026

To Whom It May Concern:

Please consider this a formal complaint from a taxpayer and resident of the Town of Sullivan.

The purpose of this letter is to document several ongoing concerns that, to my knowledge, have not been adequately addressed despite previous complaints or existing town ordinances. My intent is not simply to list grievances, but to highlight what appears to be inconsistent enforcement of the ordinances already in place. I have no personal problems with what people do on their own property, but do have concerns when it could affect water quality or general safety and feel that if nobody says anything then nothing will ever change.

Before considering the adoption of additional ordinances, I believe it is important that the Town consistently enforce those that currently exist. The following properties and situations warrant review:

- **90 Tunk Lake Road** – A camper is located in the woods. I am concerned about wastewater disposal, as the property appears to abut a bog that drains into Flanders Stream.
- **Flanders Pond** – There are multiple lots with campers. I am concerned about the disposal of blackwater and graywater from these sites.
- **2720 US-1** – The property appears to be operating as either a gravel pit or a junkyard. Clarification and review would be appreciated.
- **568 Tunk Lake Road** – Apparent junkyard.
- **291 Tunk Lake Road** – Apparent junkyard.

325 Tunk Lake Road deserves particular attention. Although this issue has previously been brought to the Town's attention, very little progress has been made. A formal complaint was submitted more than a year ago regarding a safety concern, yet the matter remains unresolved.

This raises an important question about the consistency of ordinance enforcement. If permitting requirements and safety standards can be overlooked because an individual is "doing a favor for the Town," it creates the perception that ordinances are applied inconsistently. Such an approach undermines the purpose of the Town's permitting process and the expectation that all property owners are held to the same standards. Residents who invest the time and expense to comply with local regulations should reasonably expect those regulations to be enforced fairly and consistently.

I am sure there are additional issues throughout the Town that also deserve attention. Those listed are near my home and are regularly visible to me. However, my primary concern is that existing ordinances be enforced consistently before the Town considers adopting new ones.

Thank you for your time and consideration. I respectfully request that these concerns be reviewed and addressed.

Sincerely,

Derek Pinkham

Parks and Recreation	Sullivan Daze 2026
Raffle Tent	$5600.00
50/50 Raffle	$300.00
Bounce House	$580.00
Vendors	$850.00
Donation	$22.00
Total Amount Raised	$7352.00

A Letter Addressed to Mike Pinkham
A Second Term Sullivan Selectman

As you may know or not know, I am John Keenan a long time resident of Sullivan, Hancock, Gouldsboro that has spent some time away from this ancestral family homeland raising a family in Charlotte NC until the passing of my wife Mary, thus bringing my Family Home.

I have met you early in my youth, then opposition to your chosen profession as a clam harvester. I have taken my career as a means of survival as most of my community have experienced. Our encounters professionally have never been enjoyable as I have become to learn that you took your profession most seriously defending the Laws of the State of Maine. I too took my profession as to being lawful to the absolute best of my abilities. I have also learned that when you made grave errors in your profession, you lacked compassion in explanation and toward product harvested. I have learned that this is who you are, but I never given up on you, seeking understanding of your point of prospective.

This understanding is why I am reaching out to you today as my only intent, to continue accepting all viewpoints of everyone I encounter with an open mind sometimes (maybe mostly) to understand opinions that may outshine any concepts of my knowledge.

I mentioned at the Selectman meeting that I would offer up my perceived knowledge as intended to work towards a process of having Sullivan Maine govern in a lawful, yet respectable manner to every tax payer's voice spoken and unspoken. It may sound as a difficult task. My perspective is the ability to work as collective in a common ground of understanding making any situation as an ease with many possibilities. I will though point out the illegalities, the problems, and possible solutions of any, if all resolutions.

Since the ratification of the State of Maine it has possessed the distinction as unique from any other State in the Union. Known as the Frontier it has remained that way today. One of the unique laws of the State is it does not interfere with Towns Municipal Rules to regulate self identities of the community on how they govern and treat each other fairly as long as it does not violate Criminal code Title 17A, State rules Title 21 A, and the very basic Statutory laws and ordinances of Title 30 A.

Sullivan is a Statutory Town. I have over many times heard current and past selectman say they can make their own policies and rules as they feel necessary to enforce. This may be true if the municipality creates an ordinance with explicit enforcement voted by the voters. Some of our written ordinances today are poorly written and most unenforceable due to the fact that they rely on the Criminal Courts Title 17 A to enforce. If the violator has the right lawyers and funds, even a well written ordinance is subject to an infringement on their civil rights.

As a statutory town, the Maine Law always prevail. I have been asked What's wrong with that as Selectman Mr. Ring has asked of me. Without a Charter mistakes can be made resulting in direct conflict with the State of Maine. The following it a critical example that will now need to be address in following the Law that you have spent a lifetime protecting;

As you may or may not remember Selectmen ran the town (from the Hip Lawlessly). Then one day facing too many challenges they appointed a research committee to find a qualified manager that would take over the duties of the Selectmen. This appointment was totally illegal. How you could ask?

The Town grossly violated the Maine State Law. Just because the Selectmen felt they had self rule, it did not. They were ignorant to the Fact that they are a Statutory town. When I tried to address this fact the reaction of the Town was not in a voice to hear. It was met with a force to recon with. I faced the immediate egos of how I had the audacity to question their authority they did not have. I face six years of ridicule of retaliation to silence my voice and to discredit my character that I have been trying to restore.

So how was this illegal you may ask?

Sullivan as a statutory town did not follow the basic law of Maine State Revised Statute Title 30A , part 2, sub part 3, chapter 123, sub section 2631 1." the voters have adopted this plan at a meeting held at least 90 days before the annual meeting"

The meeting **never** took place, **the voters did not vote to adopt**, nor ninety days before the annual meeting. Thus violating;

Maine State Revised Statute Title 30A , part 2, sub part 3, chapter 123, sub section 2608, "Public Comment"

Plus numerous other general meeting provisions in Title 30A as meeting time, place, business to be acted on ect.

I have requested multiple times for explanation and meeting minutes associated with appointing a search committee and hiring of the town manager.

The response by the selectman and newly hired Sullivan Town manager was to trespass me for inquiring.

What does this mean? The Town of Sullivan is in breach of contract with the Town manager, the position is illegal, always have been, and violates State of Maine Law.

This is just one example how being a Statutory town is not in the best interest for our town and an answer to Mr Rings question as having a Self Rule Charter would have avoided this potential Lawsuit.

A Charter would have been vetted by an attorney with law experienced attorney with the over site of a Charter Committee voiced by the voters in a series of public comments and workshops to fine tune the wishes and commitment of how Sullivan voters want to be treated. In return, the governing legislative body of Selectmen will have the guidance provided by a solid, enforceable Town of Sullivan Charter that addresses all municipal rules of all topics and departments.

What would the Charter achieve?

Basically, a rule book. The Selectmen are like MLB Umpires, when a situation arises a quick check of transparent rules will guide them. The selectmen can still call balls and strikes but when in question a quick tap of the head, the Charter will be the final call. The Charter Committee will remain in place, absentees will be appointed and there in case a new rule needs to be adopted by the voters. Once the Charter Committee needs to take action (rarely) then the process is smoother than rewriting a New Ordinance adoption that would have to start from scratch and could be poorly written and not enforceable.

Ultimately, Meetings would be efficient, voters would be informed and focus can be on improving our Town in using the hard, honest, proud tax revenues be spent. Such that every dollar be accounted for use in a most practical manner.

Now our tax dollars are going to be needlessly spent to rectify the violations as describe along with the wasted dollars needed to rectify very similar confidentiality concerns that will most likely consume the Selectman in time and potential litigation.

I have been sounding this waste as a bell weather for a long time. I have only concerns for the voices heard from in our Town. If I have been wasting my time and efforts by falling on deaf ears, so be it.

If that is the case Mr. Pinkham I wish you well in controlling the way you chose to govern. I would like nothing more to work with you in a positive manner. I will always have a voice as I cannot look away when I believe that I can help all the voices Of The Town Sullivan, Those that agree with me and even with more passion with those that can't stand me. To me They are all my neighbors and I want to hear what they say whether I like it or need to change.

One change I feel I can do is help form a Charter Committee. If the fact that change is not willed by the people, so be it, no bad feelings I will have.

I wish you and your family well, Mike.

Your neighbor, your constituent.

John Keenan

2026-08-02