

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Monday January 8th, 2018 at the Town Office

Agenda:

Review and sign 2017 Payroll Warrants:

Review and sign 2017 Town Expenditure Warrants:

Review and sign 2018 Payroll Warrants:

Review and sign 2018 Town Expenditure Warrants:

- 1. MINUTES from previous meeting (December 18th, 2017) are attached.**

- 2. SET PUBLIC HEARING DATE FOR PROPOSED ZONING MAP CHANGE:** As per the Town of Carrabassett Valley Zoning Ordinance, the Board of Selectmen have the authority to call for necessary public hearings regarding proposed changes to the Zoning Ordinance or, in this case, a change to the Zoning Map. The proposed change (see attached proposed Town Meeting Warrant Article) would change the zoning designation of Tax Map 4 Lots 30-1 and 30-2 from the Valley Center District to the Light Industrial District which includes the Airport Land. These two lots were purchased by the Town in 2014 for future airport purposes and to maintain the snowmobile and ATV trails located on these lots.

We need to advertise a public hearing. Would the first Selectmen's meeting in February (**Feb. 12th**) work?? The Planning Board recently voted to support this zoning map change. The change would need to be approved by the Town at the March (**14th**?) annual Town Meeting.

3. INFORMATIONAL:

- An Airport Committee meeting is scheduled for 10:00 a.m. Jan. 16th to meet with the Town's Airport Consultant (Hoyle, Tanner) to discuss the Airport Clearing Project and to discuss the conceptual new airport hangar lay-out plan that was developed. We are getting some serious interest from a CV property owner to construct a larger hangar. The Committee will be reviewing the plan to determine if we can accommodate this interest and how to best provide space for additional hangars in the future.

- We are meeting with a representative of the State of Maine Dept. of Community Development on Jan. 10th to review progress on the Town's Winterstick Micro-Business Enterprise Grant.

- The annual Budget Committee Meeting is scheduled for 5:30 p.m. January 30th with a possible second meeting scheduled for Feb. 1st.

4. **MEETING WITH CODE ENFORCEMENT OFFICER AND ASSESSOR BILL GILMORE:** The Board may vote to go into executive session to discuss employee personnel related matters as allowed under M.R.S.A. Title 1, Section 405 (6A). A vote to go into and out of executive session (and time in and time out) must be recorded.

5. **DISCUSSION OF THE FUTURE REPLACEMENT OF THE CODE ENFORCEMENT OFFICER/ASSESSOR:** The Board may wish to make recommendations for the upcoming 2018 Town Budget process with regard to the future replacement for this position.

**TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
December 18, 2017**

Board Members Present: **Bob Luce** **Jay Reynolds**
 Lloyd Cuttler **John Beaupre**
 Tom Butler

Others Present: **Dave Cota**

Bob Luce opened the meeting at 4:30 p.m. and welcomed those present.

The Minutes of the December 11, 2017 Selectmen's Meeting were reviewed. Jay Reynolds made a motion to approve the minutes as written. Lloyd Cuttler seconded the motion. Motion approved.

Dave Cota provided an update on the engineering work for the Campbell Field Bridge replacement. It was decided that they would aim for something similar to the Munzer Bridge. Cole Engineering will be here this week on Wednesday doing test pits as part of Civil Engineering Services, Inc. geotechnical and engineering design work for the proposed new bridge. They are on track to try to complete the new bridge design and cost estimate work as soon as possible.

Dave Cota provided Selectmen with a detailed account of the Town's revenue and expense accounts, in preparation for next month's budget meetings. He reviewed each account and discussed status of those that were noteworthy. The discussion of the new mountain fire station came up, as that may also factor in to the new budget for planning purposes. Once a budget is prepared for this project and a design concept is drawn, it needs to be submitted to the Fire Marshall's office and to Sugarloaf. The plan is to complete a very basic concept plan at this time for Sugarloaf's review to try to move forward with a potential land/lease swap (the two Town-owned garage bay at the Sugarloaf maintenance garage for a 2 acre lease site for a new Town "mountain located" fire station. Civil Engineering Services will complete the initial concept plan as approved by Selectmen.

Dave reviewed items for budget consideration, which is mostly for consideration in outline format. These items can change. He believes the County tax could increase, since the Town's valuation continues to increase higher than any other Franklin County Town and with the substantial loss of valuation in Jay from the revaluation of the Verso Mill. Roughly, 20% of the Town's taxes collected go to the County, which is high and it is important to get representation from Carrabassett Valley at the County Budget Committee level. There is no County funding for economic development at this time. In discussing these items, the Selectmen determined that they will make a dedication of the next town report. The debt schedule will be provided for the budget process, which will show when certain debt expires. Dave reviewed other items that may need to increase or decrease for the upcoming budget process.

Dave Cota reviewed the 2017 Work Plan in detail and provided a brief update for the Selectmen on each item on this list. John Beaupre asked to add "campgrounds" and "employee/low-

income housing” to the work plan for 2018 to keep those conversations going, though housing may be a private venture.

For the purposes of discussing employee evaluations as they pertain to inflationary increases for Town employees, John Beaupre made a motion, in accordance with MRSA Title 1, Section 405 (6A) to go in to executive session to continue this conversation. Jay Reynolds seconded the motion. Motion approved at 6:15 p.m. The Selectmen voted to come out of executive session at 6:52.

Follow this session, the Board of Selectmen voted in favor of recommending a 2.5% raise for Town employees in the upcoming budget. The Board also voted in favor of recommending increasing the Town Manager’s vehicle allowance by \$2,000 in the upcoming Town Budget.

Meeting was adjourned at 7:00 p.m.

Respectfully submitted,
Lynn Schnorr

Art. ____: Shall the following amendment to the zoning map in the Zoning Ordinance of the Town of Carrabassett Valley, which changes the zoning designation of Tax Map 4 Lots 30-1 and 30-2 from the Valley Center District to the Light Industrial District, be enacted?

(Note: All of the current airport property is in the Light Industrial District. The voters of the Town approved the purchase of these two lots (2.3 acres) at the March 12th, 2014 Town Meeting. It was stated in the warrant article that approved acquiring these lots that: "The Board of Selectmen and the Airport Committee recommend purchasing this property for future Airport purposes and to maintain the snowmobile and ATV trails that were located on this property").

Board of Selectmen and Planning Board Recommend Approval