

# **Carrabassett Valley Selectmen's Meeting**

## **4:30 p.m. Monday June 3rd, 2019 at the Town Office**

### **Agenda:**

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (May 6th, 2019) are attached.
2. **CONSIDERATION FOR APPROVAL OF A NEW AIRPORT HANGAR LEASED LOT FOR PETER ROBBINS:** This is the last available current lot (lot #13) and is near the Information Center. Peter's family has owned property in CV for some time. He has met with some members of the Airport Committee. Please see attached copy of an email that helps explain his interest. We are requesting conceptual approval of a lease at this time. If approved, Peter will then get back to us with building plans for the hangar and the official name of the lessee (LLC with him as sole owner). He plans to build a hangar similar to the adjacent hangars. Peter plans to attend the Selectmen's meeting.
3. **BIDS FOR INSTALLATION OF A SEPTIC SYSTEM FOR THE INFORMATION CENTER:** We have received two bids for the work (see attached specs) with the low bid of \$9,104 from Narrow Gauge Construction. The other bid received was \$10,944.
4. **UPDATE ON AIRPORT CLEARING PROJECT:** The current plan is for the contractor (Gary Pomeroy Logging) to be on site with our Airport Engineer on Monday June 3<sup>rd</sup> to start work on completing this project which will consist of removing all debris, grinding stumps, mulching and seeding. They have three weeks to complete the project.
5. **F.Y.I. MEMO REGARDING THE PLANNING BOARD'S POSITION ON REGARDING A CITIZEN'S REQUEST TO REZONE SUGARLOAF VILLAGE 1 FROM PD to R-2:** See attached.
6. **BRIEF UPDATE ON OTHER TOWN PROJECTS:**

Proposed New Fire Station: A first draft of the floor plan defining space requirements has been completed and changes will be made. We are currently asking for proposals for the mechanical system. The aim is to get closer to a maximum cost of the project and to get some concept architectural drawings to start the discussion of the land transaction with Boyne. Next committee meeting will be 8:30 a.m. on June 12<sup>th</sup>.

Stream Crossing Project on the Outdoor Center Road: Getting ready to bid out soon.

Trail Bridge Replacement on the Public Lot: Both of the large bridge replacements are nearly completed. More work to be completed on Nordic Ski Trail 29 as soon as that trail dries out.

Town Park pavilion expansion and Recreation Department storage building projects: Preliminary plans are completed. Board should have a discussion concerning the location of these.

Efforts to change the deed restrictions on the Town-owned "State Lot": We spent considerable time on this (much more than anticipated with three trips to Augusta). The proposal is to allow for a change in the deed covenants to allow a commercial campground (should the Town wish to do this in the future) on the Town's so-called "State Lot" (which is part of the Town's public lot). This was passed by the Legislative Committee (10-0 with 3 abstentions) where it now goes to the full State legislature for a vote.

Efforts to obtain an easement from the Carriage Road to the so called "Ted Jones Lot": We met in April with the PIN Tribal Council and await a decision.

New Snowmobile Trail Groomer for the Snowmobile Club: As approved by the Selectmen, we have signed a purchase agreement with the vendor and have drawn up a one-year agreement with the Club to purchase this machine which will be executed when the machine arrives.

Mountain Bike Trails: The Trail crew has been busy with spring maintenance of the trails. They will soon be starting work on the new approximate 1.5-mile (green) trail somewhat between the Outdoor Center and Rt. 27. They may also be starting to install some of the posts needed for the new signage project. The Signage Project is moving along, Confirmation on the naming of trails is being finalized (trails are being named based on local landmarks). Work on the new "Snubber Trail" (from the base lodge to Snowbrook) will be completed through a Sugarloaf contract (and the Town will reimburse one-half the cost as previously approved by the Town). This trail construction is expected to start in July.

Transfer Station: We are meeting with Waste Management on May 31<sup>st</sup> to discuss possible changes to the site to provide better efficiency of compacting demo materials and in possibly relocating doing something to clean up the disposal of metal.

**7. HOUSEHOLD HAZARDOUS WASTE PROGRAM:** This year's Hazardous Waste collection (at the Transfer Station) will be held on the **morning of July 3<sup>rd</sup>**. CV citizens may drop off materials prior to this time.

**8. INFORMATIONAL:**

- A Golf Course Greens Committee is scheduled for 3:00 p.m. on June 19<sup>th</sup> at the Golf Course Clubhouse.
- Note: The Town Manager will be out of the office from June 6<sup>th</sup> through the 13<sup>th</sup>.



stumps and remove anything that's unsightly. All the chips near the bridge will be removed, and new signage will be installed to replace the signage that has rotted. Dave has also reached out to Dead River Company to determine if they will look at making some visual improvements of their bulk plant which is adjacent to the Town Office. Also, the railings on the Huston Brook Bridge have been reinstalled.

The Marijuana Committee met last week and provided Selectmen with some proposed regulations for the Town to consider. The regulations represent what the Committee considered to be the result of all of the public input to date and not necessarily the approval of the Committee. The committee has now completed their work. The recommendations will be brought to a future Selectmen's meeting for review and a decision as to when to bring it to public hearing. Bob Luce asked how close the recommendations from the Committee are to what the Planning Board proposed. The differences in the recommendation is that the Committee felt that, based on the public input, that all four types of marijuana businesses (retail, cultivation, manufacturing and testing) should be included in the proposed ordinance for consideration by the Town whereas, the Planning Board only recommended retail businesses. Also, the Committee recommended that retail marijuana businesses only be allowed in the Valley Center District whereas the Planning Board recommended that they be allowed in the Planned Development District also. The Selectmen will need to decide when to move forward with public hearings, etc. The State still has not finalized their legislation.

Dave Cota attended a legislative hearing on May 2<sup>nd</sup> to pursue the change of wording on the Outdoor Center's deed covenants to allow for "camping in vehicles". There is also a piece in the covenants that infers that "commercial camping" is not allowed which we would like to eliminate. This would allow the Town to have the option to create a campground on the Public Lot if that is desired by the Town in the future.

Also, there is legislation in place to change the number of Franklin County Commissioners from three to five members. This appears to be a favorable option, especially in representing northern Franklin County. It will have to go to the voters of Franklin County for approval, as well.

There is a meeting on May 7<sup>th</sup> with the Penobscot Indian Nation's tribal council regarding the potential acquisition of an easement on the Ted Jones lot.

The Town needs to go through a "Request for Qualifications" process to secure airport consultant services for the next five years if the Town wishes to continue applying for F.A.A. funding for needed capital projects and capital maintenance projects. Dave indicated that he has been happy with the consultant that the Town has had over the past several years but we need to go through this process. The request for proposals will be due May 28<sup>th</sup>.

FEMA will be here again on May 8<sup>th</sup> to hopefully finalize reimbursement requests for the Campbell Field Bridge project to look at the possibility of securing some funding for the Outdoor Center Road stream crossing project.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

## Dave Cota

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**From:** Peter E. Robbins <PER@hmpayson.com>  
**Sent:** Thursday, April 18, 2019 10:44 AM  
**To:** Dave Cota  
**Subject:** RE: Information regarding hanger space at B21...

Hello, Dave –

Thanks for getting back to me so soon.

Yes, I would be very interested in considering this location and can certainly make a point of getting up there to look it over. Do you have a rough plot plan for that part of the airport? Of course, no problem if not. I know exactly where you are talking about.

I hardly need an excuse to head north!

Cheers –  
Pete

**From:** Dave Cota <towncvtm@roadrunner.com>  
**Sent:** Thursday, April 18, 2019 10:38 AM  
**To:** Peter E. Robbins <PER@hmpayson.com>  
**Subject:** RE: Information regarding hanger space at B21...

Hi Peter:

I hope to get back you soon. Havin said that, we have one hangar lot left at this time and there may be the potential for providing you with a long-term land lease on this lot. It is the lot next to the information center. There is a drainage ditch on the back corner of the lot that may or may not require some consideration in the hangar foundation design. Given that this is spring and water will be running high this weekend this may be a good time to look at it if you are interested an are up here on Saturday or Sunday??

dave

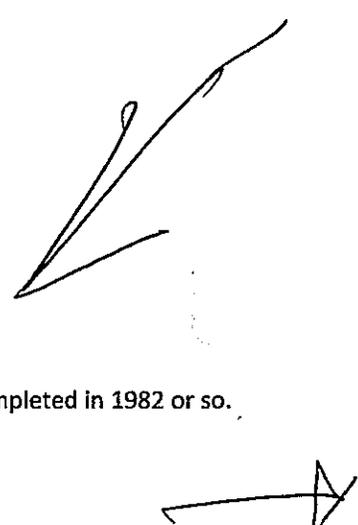
Dave Cota  
Town Manager  
Carrabassett Valley, Maine 04947  
Office: 207-235-2645  
Email: [towncvtm@roadrunner.com](mailto:towncvtm@roadrunner.com)

**From:** Peter E. Robbins <PER@hmpayson.com>  
**Sent:** Wednesday, April 17, 2019 11:37 AM  
**To:** Dave Cota <towncvtm@roadrunner.com>  
**Cc:** Anne Snow <alsrobbins@gmail.com>  
**Subject:** RE: Information regarding hanger space at B21...

Hi, Dave –

No you didn't ask me for any information previously – so, thank you for inquiring:

Yes, we own a unit on Hemlock Drive on Sugarloaf which has been in the family since it was completed in 1982 or so.



I am a partner with one other individual in a Cessna 182 but may be looking to add another plane to the lineup, like a Cessna 206 or something in that category. I am a long-time aviation buff who is returning to the skies after a 10 year hiatus which was primarily a function of getting married and having two children. Now my girls are 14 and 11 and the oldest has expressed a strong interest in learning how to fly. I have my single-engine land instrument rating and earned my helicopter rating way back in 1990 before my fixed-wing rating the following year. I have around 500 hours each in both types. My goal is to earn my fixed-wing CFI along the way.

I'm working on taking over a half interest in a hangar at Auburn-Lewiston airport to partner with a longtime friend who is also my flight instructor. He has a long and distinguished commercial aviation background. He currently flies for Wheels-Up which he loves but the job keeps him away from home and his two young children. Our hope and vision is to establish a new, small flight school at LEW and to be able to spend time there with our own kids. I work full-time in Portland as the CEO of an investment advisory firm.

In any event, my family loves Carrabassett Valley and the Sugarloaf area and having some hangar space on the field would cement our relationship with the Valley and the airport. Like many pilots, I am an inveterate "hanger-rat" - I really can't get enough time on the ramp! I would be a strong supporter and friend of the airport and would be more than happy to pitch in on its administration and other airport causes. Since the first day I drove by that airport I've dreamed of having hanger space there and to be part of the local aviation community. Our plans for using our airplane and the hangar would be simply to get back and forth to the area and to hang out at the airport! I am impressed by the new hangers that were recently completed and would be interested in something along those lines, if it were possible: enclosed, heated and likely room for at least one plane and a pickup truck.

Too much information...?!

I greatly appreciate your time --

Thanks, Dave.

Pete

**From:** Dave Cota <[towncvtm@roadrunner.com](mailto:towncvtm@roadrunner.com)>  
**Sent:** Wednesday, April 17, 2019 10:42 AM  
**To:** Peter E. Robbins <[PER@hmpayson.com](mailto:PER@hmpayson.com)>  
**Subject:** RE: Information regarding hanger space at B21...

Thank you Peter: Some quick questions:

I'm sorry if I asked this previously, but is it my understanding that you have property at Spring Lake? Or Carrabassett Valley/Sugarloaf?

Do you own a plane?

What size hangar space would you need?

Plans for use of plane at our Airport?

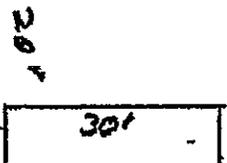
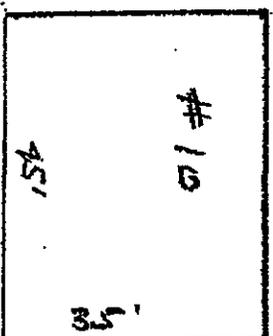
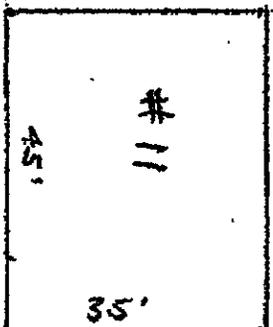
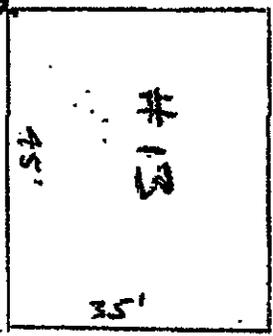
Anything else you wish to tell us that might be helpful?

Thank you.

Dave Cota  
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**From:** Peter E. Robbins <[PER@hmpayson.com](mailto:PER@hmpayson.com)>  
**Sent:** Tuesday, April 16, 2019 1:24 PM

# NEW AIRPORT HANGARS



APRON EDGE

LAST EXISTING HANGAR

250'

SCALE: 1 CM = 10'



## Chris Parks

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**To:** PB; Peggy; Patrick Willihan  
**Cc:** Lynn Schnorr personal; Dave Cota  
**Subject:** Zone Change Discussion from Carrabassett Planning Board Meeting on May 23 2019

Hi folks,

Lynn is working to transcribe the voice recorder to meeting minutes, but I wanted to get the following item out for the knowledge of Sugarloaf Village I as an excerpt of the forth coming draft minutes:

At the Carrabassett Planning Board Meeting on May 23, 2019, the Board continued discussions on the rezoning request of Sugarloaf Village I (existing lots bounded by Brackett Brook to Town Line Road and doesn't include the lots that front on Route 27).

The Board, after lengthy discussions, concluded that before making a recommendation to the Selectmen, they would like to have further confirmation that all property owners within the Zone Change to provide favorable acceptance of the change to ensure that support is throughout, and also would encourage the Village I association to add strength to their bylaws to add protections valued in the SMC General Declarations in other developments.

The Board approved a motion to take no further action at this time citing desire for buy-in from the affected properties and would ask that Sugarloaf Village I Association provide further information thru a formal vote or other preferred means on whether they would be in favor of the Zone change from PD to R-2 before the Board moved on any further action.

The Board came to this conclusion recognizing that many of the property owners are not registered voters of the Town and the Planning Board would want to ensure their support before the Town's voting population makes a decision on their behalf, and recognizing that the Board additionally would hope to see the Association work to support itself locally through strengthening its bylaws as well.

Thanks  
Chris

Christopher Parks  
Town of Carrabassett Valley, CEO & LPI  
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