

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Monday March 11th, 2019 at the Town Office

Agenda:

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (February 25th, 2019) are attached.
2. **PRELIMINARY DISCUSSION CONCERNING THE POSSIBILITY OF ASSISTING THE SNOWMOBILE CLUB IN THE PURCHASE OF A NEW (USED) GROOMER:** This is something that would not likely happen until May or June but the Club is looking into the feasibility of purchasing a three-year old groomer (2016) to replace the oldest of their two groomers (a 1999). They going to seek State Capital Funding (for Snowmobile Clubs or Towns) to help fund the purchase of this machine. Also, as you may recall, the Town approved expending \$75,000 from the Recreation Endowment Fund as a match towards a possible purchase. The machine they are looking at costs in the neighborhood of \$195,000 (including transportation here).

In 2012, the Town purchased their 2010 Piston Bully and leased it (lease purchase agreement) back to them for one-year so the Club could pay off the balance due and assist in Sales Tax requirements). We may see a similar request this spring depending on decisions made by the Club's Board of Directors. We believe Jim Benoit and Travis Roderick from the Club will be present to have a preliminary discussion with the Board regarding the possibility of purchasing a new groomer.

3. **REQUEST TO THE STATE LEGISLATURE TO CHANGE THE LANGUAGE IN THE DEED RESTRICTIONS OF THE TOWN'S "STATE" PUBLIC LOT TO ALLOW CAMPING IN VEHICLES:** Please see copy of the year 2000 deed to the Town for this 1,203-acre lot which is now part of the Town's 2,133-acre public lot. Please note on page two that camping is allowed on this lot but not camping in vehicles. As you know, there has been some recent discussion about creating some form of campground at the Outdoor Center (working with Sugarloaf). Regardless of whether or not that materializes, we have already seen "people camping in their vehicles" at the Outdoor Center during the busy mountain bike season. We have asked our local State Senator and Representative to assist us in submitting required legislation to change the language in the deed restrictions to allow camping in vehicles. We believe this is consistent with recent discussions with the Selectmen regarding the possibility of a campground at the Outdoor Center. However, if the Board does not agree with the proposed change, let us know and we can ask to rescind our request. Also, if the deed restriction is changed, it does not mean that the Town has to allow "vehicle camping" at the Outdoor Center. It means the Town has a choice as to whether or not to allow it—right now it is not allowed due to the deed restriction.

4. **FIVE PERSON FRANKLIN COUNTY COMMISSIONER BOARD** (As opposed to the current 3-member Board)?? There is legislation sponsored by both our State Senator and State Representative) to increase the number of Franklin County Commissioners from three to five. Does the Board wish make a recommendation on this?
5. **STATE OF MAINE DEPARTMENT OF TRANSPORTATION (MDOT) THREE-YEAR WORK PLAN: CAPITAL PROJECTS (PAVING) IN CARRABASSETT VALLEY:** We have attached a page from MDOT's recent three-year 'Work Plan' that shows the project scheduled for Rt. 27 in Carrabassett Valley over the next three years. We are attempting to find out, more specifically, which years the two large paving projects will happen (note: the Airport Project listed in their Airport Capital Improvement Program does not mean this will happen).
6. **REQUESTS FOR PROPOSALS FOR AIRPORT CONSULTANT SERVICES:** In order to continue to complete F.A.A. and State funded Airport Projects every five years we need to go through a Request for Proposals (RFP) process to hire an Airport Consultant for a five-year period. There is a very specific process that has to be followed and our current five-year agreement period has expired. With approval of the Board, we suggest that we go through this process with members of the Airport Committee. This does not mean that we will have any additional projects in the next five years but that we will be in a position to apply for grant funding when the need arises. Every project also has to be approved by the Town (voters).
7. **UPDATE ON FIRE STATION PROJECT:** We are currently working with Sugarloaf/Boyne environmental permitting folks in starting the process of seeking a needed Sugarloaf amended D.E.P. Site permit which could take approximately four months. We hope to have a Committee meeting with representatives of construction management company H.E. Callahan to start the "pre-construction" process in the near future (developing a concept plan and preliminary cost estimate). While we have a signed M.O.U. with Sugarloaf/Boyne for the proposed site, we have to wait until we have some "architectural drawings" before we can start to develop a lease (or purchase, etc.) for the site.

As you know, we will need to seek Town Meeting approval either in May or later to borrow money for the project and to enter into either into a long-term lease or land purchase. The Town has previously approved authorizing the Selectmen to expend some of the existing Fire Station Reserve Funding (\$190,000) for planning purposes for this project. As part of H.E. Callahan's construction management proposal, they are providing pre-construction services at no cost. We may need to expend some funds going forward for site survey and other engineering services.

8. **QUESTIONS CONCERNING TOWN MEETING WARRANT ARTICLES???** Town reports are available at the Town Office, Library and Ayottes's Store. Elections start at 8:00 a.m. Wednesday (March 13th) including election of a Moderator at the Town Office and the remaining Town Warrant Articles will be voted upon starting at 7:30 p.m. at the Outdoor Center.

9. INFORMATIONAL:

We plan to schedule a Marijuana Business Regulation Committee Meeting sometime in the next three weeks to hopefully (at least temporarily) conclude the Committee's work and produce their recommendation to the Board of Selectmen. The Committee has met nine times and held two public hearings in addition to completing a Public Survey.

2019. Courtney added that the space at the Vehicle Maintenance Garage will go back to Sugarloaf, so this will be a benefit to SMC to have the added area.

Stan Tingley commented that a 50-year lease is no time at all, and he would hate to see the Town grappling with a problem at that point. He suggests that the Town ask for ownership of the land. Dave Cota said that they are working along that line of thinking, since he believes this may be something similar to the Competition Center for the lease, but it's preferable to purchase if possible or at least obtain a right of first refusal in the lease. John Beaupre asked if there was consideration of mixed use with the Police Department. Courtney said that the building is being designed with that in mind for the future, but it is not an immediate plan at this time. Stan Tingley asked if the land at the Touring Center should be considered as an alternative, in the event a purchase of the mountain land is not possible. Dave Cota said that the only place possible would be near Rt. 27 which has somewhat poor visibility issues looking north on Rt. 27. The Adaptive Education Center was located on the only other suitable piece of land on the Outdoor Center Road.

Dave Cota discussed a request for a transfer of an airport hangar lease (lot 14) of Alex Skrabut d/b/a Restoration Aircraft Group, LLC to Mark Fournier. He received an e-mail from Alex indicating willingness to transfer this lease. He said that Alex has run into financial difficulties and wishes to transfer this to Mark, though he hopes it will be a temporary situation. It's hoped that it's transferred back to Alex in another six months or so. Jay Reynolds made a motion to approve the transfer. John Beaupre seconded the motion. Motion approved. Stan Tingley asked if the hangar is going to be completed. Jay Reynolds indicated that he spoke with Lloyd about it, and Alex has money tied up that he cannot access for another six months, but then it will hopefully go back to Alex. He said it's a mechanism to protect Mark for the construction work he's done there to date. Dave Cota noted that the Selectmen do need to approve any transfers. Following this discussion, the Selectmen approved and signed the lease transfer.

Dave Cota reviewed the Town Meeting Warrant with the Selectmen, which will need to be approved and signed. John Beaupre made a motion to accept the Warrant with a minor correction to the numbering of the articles. Jay Reynolds seconded the motion. Motion approved.

Informational:

- The next meeting of Selectmen will tentatively be March 11.
- The Mountain Bike Trail Committee will be meeting March 1 at 1pm at the Town Office.
- The Transportation Committee will be meeting in the near future.
- Town Reports should be available on or about March 4th. A copy will also be on the Town's website.

Meeting adjourned.

Respectfully submitted,
Lynn Schnorr

QUITCLAIM DEED

The **STATE OF MAINE**, acting by and through its Department of Conservation, Bureau of Parks and Lands, pursuant to Title 12, M.S.R.A. §1851 and Resolves 1999, ch. 41, sec. 1, effective September 19, 1999, and pursuant to L.D. 2334, Part Q, effective August 11, 2000, with a mailing address of 22 State House Station, Augusta, Maine, 04333, for consideration the receipt and sufficiency of which is hereby acknowledged, **RELEASES** to the **TOWN OF CARRABASSETT VALLEY**, a body corporate and politic, with a mailing address of R.R. 1, Box 2138, Carrabassett Valley, Maine, 04947, a certain lot or parcel of land located in the Town of Carrabassett Valley, County of Franklin, State of Maine, bounded and described as follows:

THAT CERTAIN LOT OR PARCEL OF LAND located in the Town of Carrabassett Valley, County of Franklin, State of Maine, bounded and described as follows:

Public Reserved Land consisting of one-thousand two-hundred three (1,203) acres, more or less, in fee simple absolute, that being the same land as was reserved by the State of Maine for public purposes in a deed to William Bingham dated January 28, 1793 and recorded at the Maine State Archives in Volume 6, Pages 37-41 (Massachusetts deed) and more particularly described as follows:

Future Appropriation by Legislature, 320 Acres

Beginning at a fir tree standing on the south bank of the seven mile brook and 130 rods west from a cedar tree standing on the south bank of said brook and on the east line of said Township which said cedar tree stands five hundred and fifty-four rods from the northeast corner of said Township, thence south 3° west 396 rods to a cedar post numbered 1, 2, 3 & 4, thence north 87° west 130 rods to a black ash tree numbered 1 on the north and four on the south side, thence north 3° east 350 rods to said seven mile brook, thence northerly and easterly by said brook to the bound begun at.

Minister, 320 Acres

Beginning at the cedar tree mentioned in the description of the last mentioned lot, thence south 3° west on the east line of said Township 406 rods to a yellow birch tree numbered 1, 2, 3, 4, thence north 87° west 130 rods to a cedar post being the southeast corner of said lot No. 1, thence north 3° east 396 rods to a fir tree standing on the south bank of said brook and numbered 1, on the west and 2 on the east side, thence easterly by said brook to the bound begun at.

Schools, 320 Acres

Beginning at a yellow birch tree standing on the east line of said Township and 406 rods southerly of said brook and numbered 1, 2, 3, 4, thence south 3° west 394 rods to a yellow birch standing on the east line of said Township and spotted and sealed, thence north 87° west 130 rods to a spruce tree numbered 3 on the east and 4 on the west, thence north 3° east 394 rods to said cedar post being the southwest corner of lot No. 2, thence south 87° east 130 rods to the bound begun at.

Ministry, 320 Acres

Beginning at a cedar post being the northwest corner of said lot No. 3, thence south 3° west 394 rods to a spruce tree numbered 3, 4 - thence north 87° west to a spruce tree numbered 4 on the east side,

Maine Real Estate
Transfer Tax Not Necessary

thence north 3° east 394 rods to a black ash tree numbered 1 on the north and 4 on the south side and being the southwest corner of said lot No. 1, thence south 87° east 130 rods to the bound begun at.

Being the premises described as Township number four, second range (T4, R2) in the Petition and Decree for the location of the Public Lots in said T4, R2 dated November 10, 1847 and recorded September 19, 1848 in the Franklin County Registry of Deeds, Volume 15, Page 61.

EXCEPTING AND RESERVING from said premises a parcel of approximately thirty-seven (37) acres, which the State of Maine conveyed to the Carrabassett Valley Campowners Association and/or the individual members thereof under the authority of Resolves of 1985, ch. 40.

EXCEPTING AND RESERVING those premises as described in a deed from the State of Maine to Sugarloaf Mountain Corporation dated November 17, 1994, and recorded in the Franklin County Registry of Deeds November 30, 1994, in Book 1494, Page 203.

TOGETHER WITH all right, title and interest in and to that parcel of land as described in a release deed from Sugarloaf Mountain Corporation to the State of Maine dated November 28, 1994, and recorded in the Franklin County Registry of Deeds November 30, 1994, in Book 1494, Page 206.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

The Town of Carrabassett Valley shall in perpetuity retain title to the property and may not sell or otherwise transfer any interest, in whole or in part, in the property except that the Town of Carrabassett Valley may lease portions of the property so long as the uses are consistent with the following specified uses:

→ The property must remain open and available for the use and enjoyment of the public at large. Use of the property must be dedicated for purposes of public outdoor recreation, including, but not limited to: natural history study; hiking; camping, other than in motor vehicles; cross-country skiing; hunting; fishing; fisheries and wildlife management; skating; timber management and harvesting under a management plan prepared by a licensed professional forester; and attendant roads and parking.

The property must be maintained in an essentially natural and undeveloped condition, except that up to 25 contiguous acres in the aggregate, including any development in existence on September 19, 1999, may be developed for any municipal facility.

→ **The following uses are expressly prohibited:** residential development of any type; development for overnight accommodations, except camping; development for any type of commercial service center, shops, restaurants or other commercial development; or development for any purpose that will change the natural character of the area, except that those uses presently made of the Outdoor and Touring Center located on the property may continue.

If the Town of Carrabassett Valley fails to comply with any of the conditions or restrictions herein, in whole or in part, the State may give written notice to the Town of Carrabassett Valley, and if the Town of Carrabassett Valley fails to comply within thirty (30) days, then title to the property reverts to the State; such a reversion may not be effective until the State records a notice of the reversion in the Franklin County Registry of Deeds.

FOR REFERENCE SEE Resolves 1999, ch. 41, sec. 1, effective September 19, 1999 and L.D. 2334, Part Q, effective August 11, 2000.

SEE ALSO: Survey entitled, "Line Re-establishment Survey of the Crockertown Public Lot for Sugarloaf Mountain Corporation and the State of Maine," by James. W. Sewall Co., Project Number S0575, dated November 30, 1993, and recorded in the Franklin County Registry of Deeds in Plan File 3275 on May 30, 1997.

NOTE: Resolves 1993, ch. 12: Resolve, to Establish a Land Swap in Carrabassett Valley.

IN WITNESS WHEREOF, the STATE OF MAINE has caused the foregoing instrument to be executed the 15 day of August, 2000.

STATE OF MAINE
Department of Conservation
Bureau of Parks and Land

Ruth H. Wickett
WITNESS

By: Thomas A. Morrison
Thomas Morrison
Its Director

STATE OF MAINE
Kennebec County

Date: 15 August 2000

Then personally appeared the above-named Thomas Morrison, Director, State of Maine, Department of Conservation, Bureau of Parks and Lands and acknowledged the foregoing to be his free act and deed and the free act and deed of the State of Maine.

Before me,

JANE SORRAN PYNE
Print Name: JANE SORRAN PYNE
~~Notary Public/Attorney at Law~~
~~My Commission expires~~ _____
~~Seal~~

Don Fowler

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Franklin ID/Year	Municipality	Scope	Name	Description	Funding
024045.00 2020 HCP 4	Anson, Farmington, Industry, Starks	Highway Paving Light Capital Paving	Route 43	Beginning 0.27 of a mile north of Fairview Avenue and extending north 19.53 miles to Route 201A.	\$788,468
024045.00 2020 HCP 4	Anson, Industry, Starks	Highway Paving Light Capital Paving	Route 148	Beginning at Route 43 and extending southwest 11.29 miles to Route 43.	\$455,802
023098.00 2020/21 HCP 2	Avon	Highway-Bridges Bridge Replacement	Route 4	Cushman Bridge (#6588). Located 0.12 of a mile south of Airport Road.	\$1,200,000
WR 34039 2019 HCP 4	Avon	Drainage Maintenance	Route 149	Ditching on Route 149 in Avon. Beginning at Whistle Post Way and extending 0.04 of a mile west to Masterman Drive.	\$13,000
024167.00 2020/21 HCP 3	Byron, Township D, Township E	Highway Construction/Rehabilitation Rural Highways PMRAP DOT Pugmill	Route 17	Beginning 0.13 of a mile north of Byron Village Road and extending north 10.89 miles.	\$3,267,000
018689.03 2020/21	Carrabassett Valley	Aviation Airport Buildings New Construction	Sugarloaf Regional Airport	Safety and infrastructure improvements that may include permit, design and construction of an 8 unit T-Hangar and Taxilane.	\$918,760
024141.00 2020/21 HCP 2	Carrabassett Valley	Highway Paving Rural Highways 1 1/4" Overlay	Route 16	Beginning 0.05 of a mile west of Brackett Brook Road and extending northeast 3.07 miles.	\$1,210,169
WR 35971 2019 HCP 2	Carrabassett Valley	Drainage Maintenance	Route 16	Ditching and culvert replacement on Route 16 in Carrabassett Valley. Beginning at Old Hughes Mill Road extending 0.11 of a mile south to North Ridge Road.	\$11,000
024135.00 2020/21 HCP 2	Carrabassett Valley, Kingfield	Highway Paving Rural Highways 1 1/4" Overlay	Route 16	Beginning 0.16 of a mile south of Brinkman Lane and extending south 8.05 miles.	\$3,538,814
024137.00 2020/21 HCP 2	Carrabassett Valley, Wyman Twp	Highway Paving Rural Highways 1 1/4" Overlay	Route 16	Beginning 0.18 of a mile north of the Carrabassett Valley town line and extending south 2.61 miles.	\$1,360,761