

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Monday March 25th, 2019 at the Town Office

Agenda:

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (March 11th, 2019) are attached.
2. **CODE ENFORCEMENT OFFICER CHRIS PARKS WILL BE PRESENT TO BRING THE BOARD UP TO DATE ON A RECENT ZONING CHANGE REQUEST:** A request has been made to the Planning Board to rezone the residential subdivision areas of Sugarloaf Village 1&2, Twin Brook, Castle Creek and Elderberry from the Planned Development Zone to the R-2 Medium Density Residential Zone.
3. **ANNUAL TOWN APPOINTMENTS FOR TOWN OFFICIALS AND APPOINTED BOARDS AND COMMITTEES:** Please find attached a proposed list of appointments. Courtney Knapp has agreed to be reappointed (3-year term) to the Appeals Board and Steve Arner also wishes to serve on the Appeals Board (could fill one of the two one-year vacancies). We also have a 3-year term vacancy on the Board of Assessment Review (three-person Board).
4. **SIGN DEED FOR SALE OF 100' X 50' "BACK LAND" PARCEL TO ROSS HORNE THAT ABUTS THE BACK OF HIS PROPERTY ON RT. 27** (as previously approved by the Selectmen for \$3,300). A copy of the deed is attached. If signed by the Board, we will collect the purchase price from Ross plus the associated legal costs and transfer tax.
5. **UPDATE ON NEW FIRE STATION PROJECT:** The Committee recently met with our Construction Manager (H.E. Callahan). A Request for Proposals for Architectural (Design) Services will be going out for response (bid) soon with proposals due by April 12th. There is no cost to solicit these proposals. If approved by the Board, we will ask the New Fire Station Committee to make a selection recommendation to the Selectmen for the Board's consideration at an upcoming meeting. We would like to move this process forward as soon as possible as this is necessary to establish a good concept project cost which would be used to request funding (borrowing) for the project from the voters. As you know, the voters have approved expending some of the existing Reserve Fund (\$250,000) for planning purposes.

Also, we are working with Boyne representatives to submit a necessary permit to D.E.P. as soon as possible.

- 6. HOUSEHOLD HAZARDOUS WASTE PROGRAM:** A.V.C.O.G. operates this annual program which Town's pay for based on a set up fee and on the amount of hazardous materials collected. In the past, we have had a late August or September date for pickup of these materials from our Transfer Station. This year, the program will take place on July 13th at our Transfer Station. In addition to the early date, A.V.C.O.G. is limiting the amount of Satellite Stations where materials are pick up. Carrabassett is the only station in our immediate area. Citizens from other surrounding participating Town's will also be depositing these materials at our Transfer Station and these materials will be accounted for separately so each Town will pay for what is deposited by their citizens. We believe that these Satellite Stations will be rotated so that next year Kingfield or Eustis or another Town may become the satellite station.
- 7. ANNUAL 'TOWN WORK PLAN':** As we do at this time each year, we are putting together an annual work plan that outlines Town ongoing and new projects, initiatives, issues, etc. for the Board to review. This is an opportunity to outline priorities for the upcoming year. Please give some thought as to items Board members may wish to pursue or consider.
- 8. INFORMATIONAL:**

The Marijuana Business Regulation Committee is scheduled to meet at 6:00 p.m. on April 9th at the Town Office. This may be the last Committee meeting unless further consideration is needed. This will be the tenth Committee meeting. In addition, the Committee held two public hearings and a public survey. It is anticipated that the Committee will make a recommendation to the Selectmen regarding proposed Ordinances.

Dave Cota provided an update on the Fire Station Project. H.E. Callahan has been hired and will be meeting with the Committee soon. Boyne/Sugarloaf's environmental person has been on this and is working on a request to D.E.P. for an amendment to their site plan permit. Boyne does not want to deal with a lease or purchase before they see some architectural drawings, so the Town will need to hire an architect to prepare this for review. There is currently \$190,000 in the Fire Station Reserve Fund, and some of this money may need to be used for site survey and other engineering services. Stan Tingley said that he is considering trying to amend the article at the Town Meeting to require the purchase of the land versus a lease arrangement. Bob Luce said that he does not believe there will be anything other than a lease, based on discussions he's had. Stan Tingley said he believes the Town should consider alternate locations that could be owned by the Town. Dave Cota noted that this may be a topic for a later meeting, perhaps in May as there is an article in the March Town Meeting to appropriate an additional \$60,000 in the Reserve for this project but there is no article at this time to approve funding of the construction project. He said he would be looking to hopefully have at least a right of first refusal in the lease language. Dave Cota pointed out that this is the same type of arrangement that CVA has with the Competition Center, and there is an interest in continuing discussions about a purchase. Stan Tingley asked about the article in the warrant, since it asks about architectural design. Bob Luce said that the design of the building needs to happen, regardless of what lot the building occupies.

Dave Cota provided copies of the Town Reports. Dave wanted to reviewed a few of the articles to see which Selectmen might want to address questions at the meeting.

Informational:

The Marijuana Committee will meet again in the next few weeks (likely in April) to wrap up their discussions, at least for now. They've had nine meetings and two public hearings, in addition to completing a public survey. The information, from there, will go to the Selectmen, since they will be deciding the final draft ordinances that will be presented to the voters. If there are substantive changes on the part of the State that will affect the ordinances, Dave will relay that information to the Committee accordingly, though he does not anticipate that at this time based on this discussion with the State's 'Director of Marijuana Policy'.

The Mountain Bike Committee met on March 1st. Some related items will be on an upcoming agenda for the Selectmen. Dave and others will be meeting with the Bureau of Public Lands soon to learn more about what may or may not be allowed in terms of mountain bike trail development on their lands.

There will be a meeting in April with the Penobscot Indian Nation to discuss normal requests for annual permits to use the Carriage Road and trails, at which time Dave hopes to discuss the possibility of obtaining a permanent easement for use of the one mile of the old railroad bed from the so called "Ted Jones lot" back to the Carriage Road.

Meeting adjourned.

Respectfully submitted,
Lynn Schnorr

Municipal Official Appointments for 2019

Town Clerk/Tax Collector/ Registrar of Voters	Wendy Russell
Deputy Town Clerk/ Tax Collector	Lorraine Hocking
Treasurer	Lorraine Hocking
Deputy Treasurer	David Cota
Police Chief	Mark Lopez
CEO/ Plumbing Inspector	Christopher Parks
Tax Assessor	William Gilmore
Fire Chief/ EMA Director	Courtney Knapp
Health Officer	Jennifer McCormack
Animal Control Officer	Vacant (Police Dept.)

Ballot Clerks:

Bonita Stagers, Michele Cota, Joyce Demshar, Lisa Sleight, Nancy Fowler, Janice Mildram, Deborah Lander, Larry Hanson, Janice Tingley, Jane Luce, Kristina Dyer, John Slagle

Appointed Boards and Committee

Planning Board: (3-year terms)

Reappointments: David Corrow, Thomas Bird, James McCormack,
Raleigh Ehrienbach (1st Alternate)

Board of Appeals: (3-year term): Courtney Knapp
(1-year term): Steve Arner

Recreation Committee: 3-year terms)

Reappointments: Cathy Wilson, Robert Healey

Airport Advisory Committee: (3-year terms)

Reappointments: Lloyd Cuttler, Sawyer Fahy

Budget Committee: (Selectmen are automatically placed on the Committee)—3-year terms

Reappointments: Neil Trask, Paul Fritzon

Board of Assessment Review: (3-year term): Vacancy

Golf Course Greens Advisory Committee: (3-year terms)

Reappointments: John Beaupre, Zachary Zondlo, Peter Webber

RELEASE DEED

The TOWN OF CARRABASSETT VALLEY, a governmental body having its principal offices at 1001 Carriage Road, Carrabasset Valley, Maine 04947, for consideration paid, releases to ROSS L. HORNE, of 3083 Carrabasset Drive #31, Carrabasset Valley, Maine 04947, the following described real estate:

A certain lot or parcel of land in Carrabasset Valley, County of Franklin and State of Maine, bounded and described as follows:

Beginning at the southeasterly corner of Lot 177 as shown on plan captioned "Twp 3, R.2 BKP, WKR, Jerusalem Plantation, Franklin County, Maine surveyed March, 1968 and drawn by J. Walker, April 4, 1968", recorded in Franklin County Registry of Deeds in Plan Book 132 1/2, Page 54; thence southerly by a southerly extension of the easterly sideline of said Lot 177 fifty (50) feet to a point; thence westerly on a course which is parallel to the southerly sideline of said Lot 177 one hundred (100) feet to a point; thence northeasterly 100 feet to the southwesterly sideline of said Lot 177; thence easterly by said southerly sideline of said Lot 177 one hundred (100) feet to the point of beginning.

In Witness Whereof, the said Inhabitants of the Town of Carrabasset Valley has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John Beaupre, Karen Campbell, Lloyd Cuttler, Robert Luce, and John Reynolds, its Selectmen thereunto duly authorized, this _____ day of _____, 2019.

INHABITANTS OF THE TOWN
OF CARRABASSETT VALLEY

Witness

By: _____
John Beaupre, Its Selectman

Witness

By: _____
Karen Campbell, Its Selectman

Witness

By: _____
Lloyd Cuttler, Its Selectman

Witness

By: _____
Robert Luce, Its Selectman

Witness

By: _____
John Reynolds, Its Selectman