

**Carrabassett Valley Selectmen's Meeting**  
**4:30 p.m. Wednesday September 11, 2019 at the Town Office**

**Agenda:**

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (August 12th, 2019) are attached.
  
2. **DISCUSSION REGARDING PURCHASING THE 250-ACRE SO CALLED "TED JONES LOT":**  
To date, we have not received a response from the Penobscot Indian Nation as to whether or not they would agree to provide the Town with some form of permanent easement for public access to the approximate 1-mile of the old Narrow Gauge Railroad that runs from the Carriage Road south to this 250-acre lot. As you know, the Town voted to purchase this lot at the annual Town meeting contingent upon receiving a permanent easement to this property. If the Selectmen wish to pursue purchasing this lot without an easement, we would need to get approval from the Town (Town meeting).

*There are some timing constraints involved with a possible purchase of this land and Larry Warren will be in attendance to discuss these and to discuss where the Town wishes to go with this as it also affects projects he is working on.*

**3. UPDATE ON TOWN PROJECTS:**

The improvements to the Transfer Station facility are nearly completed: A chain link fence will be installed on each side of the building to replace the existing wooden rail fences which have deteriorated and which lack good support.

A well and septic system have been installed at the Information Center and are now functioning. The plan is to wait until after Sugarloaf Homecoming and then make interior improvement to the building (create larger ADA compliant bathroom, some form of new heater, water heater and open up the inside to eliminate the back room which is hard to heat, etc.). We are moving the port-a-potty temporarily to the airport. Folks at the airport have been walking over to the info center to use it. Our current thinking is that once the interior improvements are completed, we could install a touch pad lock on the info center which would allow certain people at the airport to have access to the bath room. We need to have further discussion about this.

Outdoor Center Road Stream Crossing Culvert Project: This project is completed. We did run into some problems related to the telephone and particularly the power lines that run

up the road underground. There will be some additional costs for additional work related to this. With this project completed we can concentrate on making improvements to the bottom section of this road.

Airport Clearing Project: This project is finally completed with the exception of planting some bushes that were promised to adjacent neighbor's land which is expected to be completed this week. We will still need to make final payment to the contractor and to close out the F.A.A. and State grants related to this project.

Town Park Pavilion Expansion and Recreation Equipment Garage Projects: These projects are now under construction. As part of the Pavilion project we would like to run a new electrical feed to the pavilion from the existing Town storage building to finally provide adequate permanent power to the pavilion (needed for events, etc.).

Planning for the New Fire Station: Planning is moving along well. We should have a solid cost estimate soon. The land acquisition for the project is moving through Boyne/Sugarloaf channels and we hope to know more in the near future.

- 4. POTENTIAL REQUEST TO COMPLETE A NEW OR REVISED COMPREHENSIVE PLAN FOR THE TOWN:** The Planning Board appears to be interested in requesting that the Town complete a new or revised comprehensive plan for the Town. We recently met with the Board and will be providing some preliminary information. We have been asked to discuss this proposed project with the Board of Selectmen. If the Selectmen are interested, a committee may need to be formed at some point and the voters would need to approve funding for this project. The current Town Comprehensive Plan was completed in 2003.

#### **5. INFORMATIONAL:**

The Town History Committee is the process of selecting a writer in which to hire to write the narrative (book) which will probably entail a request for funding from the Town (\$10,000 to \$15,000??). They have accumulated a lot of information and need a professional writer to put all the information together and write the history book.

Maine Huts and Trails would like to install a 12'x16' storage shed to replace their existing approximate 6'x10' storage shed located at the Airport Trailhead. The new structure would also have a "lean-to" attached to it to store snowmobiles. They are working with our Code Enforcement Officer to make sure the new structure will comply with all setbacks (airport, landowners, Sugar bowl septic system, etc.).

Cell Phone Tower Lease: As you may know, there is a lot going on with regard to potential 5G technology which may, at some point, affect whether or not the cell tower on the Town's Transfer Station land now owned by American Tower Company remains useful to them. Our land lease with them can be terminated by them (or us) with 60 days' notice

which would mean the Town would no longer receive lease payments (approximately \$13,000 per year). We have just recently received correspondence from Tower Alliance Company who is now apparently American Towner's representative with regards to the land lease. As we understand it, they will be making a proposal to the Town to purchase a "permanent easement" for the site. The price would be less then the total payout if the lease went the remainder of the 50-year lease but would be a lump sum payment now (maybe in the \$250,000 range—but to be determined). If the Town does not take the offer and the tower becomes obsolete with 5G technology at some point the Town would no longer receive any lease payments. They are going to get back to us with more information and we obviously need to do a lot more research on this.

**TOWN OF CARRABASSETT VALLEY  
MINUTES OF SELECTMEN'S MEETING  
August 12, 2019**

**Board Members Present:**    **Bob Luce**                      **Jay Reynolds**  
   **Lloyd Cuttler**                      **John Beaupre**  
   **Karen Campbell**

**Others Present:**                      **Dave Cota**                      **Stan Tingley**  
   **Brian Demshar**                      **John McCatherin**  
   **Jess Beers**                      **Jane Roy**  
   **Al Diamon**                      **Lou Ann Clifford**

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

Bob Luce asked Selectmen to stop at the Town Office to review and sign warrants.

The minutes from the July 8, 2019 meeting were reviewed. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

The first item on the agenda was discussion of the proposed Dog Park. Karen Campbell said she was approached and asked about the possibility of a park. There were 86 resident dogs registered last year in Town. Possibilities can be considered for a location, but at this time, it's just being considered. Lloyd Cuttler suggested the area behind the pool that was recently cleared. Those in attendance suggested a 6' fence to surround the area. Dave Cota said that, at this time, dogs are not allowed in the Town Park. He recommends forming a committee to research the possibilities and potential costs for installation and maintenance. It was noted that there may be some grant money available. There are a number of residents who may also be willing to donate toward this project. Bob Luce asked for volunteers for a committee. Karen Campbell will represent the Board. Lloyd Cuttler said that Sugarloaf has a challenge, as it is, with dogs running at large and not being cleaned up after. Jay Reynolds made a motion to form a committee. Lloyd Cuttler seconded the motion. Motion approved. The Committee will be charged with proposing a location, developing potential costs and guidelines for use/operation. Dave Cota asked them to research what other communities have done.

The next item on the agenda was to review bids received for the Town Park Pavilion and Storage Garage. Dave Cota reported that the Town received three bids, and he met with Dave Adams this morning, since Dave provided the low bid. There are a few extras that will be added, but Dave has the base pricing for these projects. Dave Cota will work with Adams on the timing for the start of the project, since there's still quite a lot of activity at the Town Park. The budget was set at \$80,000 and the low bid came in at \$52,980. John Beaupre made a motion to accept the Dave Adams bid with the adjustments. Jay Reynolds seconded the motion. Motion approved.

Dave Cota updated the Selectmen with the quotes for signage materials at a cost of \$12,043. This project includes Maine Huts and Trails, the Mountain Bike Club, the Snowmobile Club and ATV Club working together collaboratively. The signs have been ordered, and the project should get underway next month. The signs will be built by Signworks. Bob Luce recalled that there was discussion of the signage project staying within the confines of the Town of

Carrabassett Valley. It was confirmed that condition had been met. Lloyd Cuttler complimented the work that's been done to date. John Beaupre added that this project gives the trail system a real professional touch. He would like to see added promotion being done in the future. John McCatherin made the point that there is quite a lot of signage on the Narrow-Gauge Trail. He feels the volume of signs could be distracting. Bob Luce pointed out that there are other areas, however, where the signage is not good. Lloyd Cuttler noted that there are 276 trail intersections at the Outdoor Center.

Maine Huts & Trails is inquiring about some matching funds for a Trailhead Improvement Project. They have received a grant for it's 50% of the \$46,000 project. The match had been voted by the Town previously.

Dave Cota reported that the concept drawings and budget estimate for the Demolition Collection at the Transfer Station are in from Plymouth Engineering. This includes a 70' retaining wall, 48' slab and approximately 80' ramp. The estimate is \$48,000. Added to the cost of purchasing a backhoe to compact building debris, the project would come to roughly \$93,000. However, the Town can save \$8,000 - \$10,000 annually in transportation costs if they can do proper compaction and without having to hire equipment to assist with the burn pile which equates to a roughly 8-year pay-back period. The location for the new Demolition Collection would likely be next to where the station is, since it's important to achieve the proper grade for servicing the container. This will likely be an item for the next town meeting. Lloyd Cuttler inquired as to whether the backhoe could be used for the metal pile, as well. There's roughly \$33,000 available to commit toward this project, so that could be taken into consideration at budget time. John Beaupre made a motion to develop further specifications and possibly put the project out to bid in the near future for the construction of the demolition site. Jay Reynolds seconded the motion. Motion approved. Brian Demshar suggested that the Town look at what's been done at Farmington. Bob Luce suggested that the traffic pattern be kept to one-way.

Dave Cota discussed the Draft Marijuana Ordinances which had previously been provided to the Selectmen for review. The Marijuana Committee, after many meetings and public hearings, has completed their work, including a survey of town residents, and have now handed it off to the Selectmen. The Committee is not recommending approval of the ordinances. However, they feel that the draft ordinance represents what the Town expressed interest in seeing in an ordinance that could be voted upon. The Committee was unanimous in their opinion that it was time to move it forward to the Selectmen. The survey, taken by over 300 voting citizens, demonstrates that there was a desire to have an ordinance that allows for marijuana businesses in Town. Lloyd Cuttler said the Committee struggled with it, and in the end, it will be a Town vote. He feels something needs to be implemented. Dave Cota said that the larger issues were to determine which zones these businesses (retail, cultivation, testing and manufacturing) can be located in and which types of businesses should be allowed and how many. The survey indicated that citizens were in favor of retail (60%) and the other three businesses (55%). The draft ordinance proposes a total of two retail businesses and a total cap at a total of four businesses. The Planning Board felt that the allowed zone should be Valley Center and Planned Unit Development, but the Committee favored the Valley Center only. The safeguards in the ordinance are adequate, should the Town vote to opt in for these businesses. The Committee worked with the same attorney used by Farmington for the ordinance. Licensing would be done by the Selectmen, in the same manner that liquor licensing is done. The State has passed legislation since the ordinance was drafted, but nothing that should change the ordinance significantly. Dave Cota reviewed highlights of the proposed ordinance and licensing requirements. Dave noted some redline changes that were made, and they will be sent to the

Committee for informational purposes, in the event they wanted to reconvene or come to a future Selectmen's meeting. There are a few gray areas still to be worked out. There will need to be a public hearing, possibly a joint hearing with the Selectmen and Planning Board to further this along. All agreed that the work done to date has been very thorough and well done.

Informational:

Dave Cota reported that the US District Court of Maine approved a summary judgment in favor of the Town, in an action brought by Michael Jutras against the Town, Town Manager and Police Chief. Dave reported that he was very happy with the legal representation on the Town's behalf.

The well and septic system for the Information Center are completed. The porta-potty will go away. After Homecoming, the Town will have a carpenter make the improvements to the bathroom to make it ADA compliant. There's roughly \$15,000 left in the budget for that portion of the work.

The Town inquired as to whether Sugarloaf Water Association is willing to extend their service area to include the new Fire Station. The cost would be \$235,296, but with SWA's funding, at this time, their priority is a new reservoir for the westerly side of the mountain.

Dave Cota reported that there may be some interest from the CFO for Boyne to sell the land at the proposed fire station site to the Town instead of a long-term lease. More info will be relayed as it becomes available. At this time however, Sugarloaf has filed for all the necessary permits for the project. Stan Tingley noted that Sugarloaf will save a lot of money on insurance and buildings, and he recommends that action be taken as soon as possible.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr