

Carrabassett Valley Selectmen's Meeting

4:30 p.m. Wednesday September 2nd, 2020 at the Town Office

Agenda:

Notice: Please note, we are now allowed to hold public meetings allowing up to 50 people to attend. However, like entering the town office, we are requiring anyone who wishes to attend to use the hand sanitizing station at the door and to wear a mask (throw away masks are provided at the town office door also).

Depending on how many people wish to attend and concerns over COVID-19 citizens may wish to participate by **REMOTE ACCESS AS PROVIDED BELOW**. Remote Access Participants will hear all the proceedings and will be allowed to speak.

In addition, the State Legislature passed emergency legislation to allow public proceedings through remote access during the "State of Emergency" under guidelines.

We have set up a remote access process as follows:

- Participants call into this number: 1-425-436-6390
- Enter code following prompts: 668536 (it will then tell you to press the # symbol)
- Once the moderator joins all those on the line can join as well---Please announce yourself when asked.

Meeting will start at 4:30 p.m.

Review and sign 2020 Payroll Warrants:

Review and sign 2020 Town Expenditure Warrants:

1. **MINUTES** from two previous meetings (July 27th and August 20th, 2020) are attached.
2. **CENTRAL AIR CONDITIONING SYSTEM FOR THE TOWN OWNED COMMUNICATION SYSTEM OFFICE:** The present cooling system in the facility was original equipment when Kingfield Savings owned the building space and is non-functioning and should be replaced. Please see attached explanation from Police Chief Mark Lopez. Mark asked for quotes from three companies to install a new system (also see attached) and the lowest bid received was \$7,592.79 from Cold Standard Refrigeration from New Vineyard. If the Board approves the bid, we suggest that the Board approve paying for this from the unanticipated \$18,000 in funds received this year from another Town for reimbursement for hiring one of our officers. A copy of the bid received from Cold Standard Refrigeration is attached. We anticipate that Mark will be available at the meeting to answer any related questions.

3. REVIEW AND APPROVAL OF TOWN PLOWING AND SANDING CONTRACT BIDS: A copy of the bid notice is attached (we have previously sent a copy of the bid specs and bid forms to the Board). Bids are due at 10:00 a.m. Monday Aug. 31st. The Town Clerk will open bids at that time and we will report the bid results to the Selectmen soon thereafter. This will give us time prior to the Selectmen's meeting on Wednesday to determine if there are any apparent deficiencies in the bids, etc. If anyone wishes to see a copy of the bid specs and forms, they are available on the Town website or please let us know.

4. F.A.A. AIRPORT IMPROVEMENT GRANT FOR THE DESIGN, PERMITTING AND BIDDING OF THE NEW AIRPORT TAXI LANE PROJECT: We have attached a copy of a concept design of this project (which you have seen before). We anticipate receiving an F.A.A. Airport Improvement Project (A.I.P.) Grant Offer of \$165,000 for this project. Due to COVID-19, F.A.A. grants are late this year. While we do not have the actual grant offer in hand, we are told that once it arrives that they may want Grantees to "turn the paperwork around" in ten days or so. As you know, at the March Town Meeting the Town authorized the Selectmen to accept the grant and implement the project. What's different with this project is that due to COVID-19 they are using CARES ACT funding to pay for the Town's and the State's 5% of this project so there will be no expense to the Town for the initial project. We do however, anticipate a couple of added expenses (additional D.E.P. Permitting and the minor cost of providing an official runway length survey) that we will need to pay the Town's 5% share of.

We have attached the first three pages of our 53-page Grant Application (disregard the Town's and State's 5% share). If the Board is comfortable with accepting the grant the Board can approve the Grant (\$165,000) for this project and authorize the Town Manager to sign the Grant Offer when it arrives.

5. THE JONES PUBLIC LOT: The boundary survey of this lot has been completed by Acme Survey (copy attached). We expended \$7,575 for this survey and have previously spent \$3,238 in legal fees related to the title search and for Bond Counsel to borrow the money to purchase the lot (\$2,500). This is a little more than anticipated (\$813) and we still wish to paint the entire property lines which will cost approximately \$1,800). As you may recall, we paid \$180,000 for this 222-acre lot and we received a \$30,000 grant which left us with \$10,000 for legal fees and survey costs. We would like to move ahead with painting the property lines as the boundary lines are currently flagged.

6. MDOT RT. 27 CHANGES IN CARRABASSETT VALLEY: As you know, the Board recently concurred with the Town Manager's suggestion of two speed limit changes to Rt. 27 in Carrabassett Valley (to reduce the speed limit in the area from the intersection of Carriage Road north to the S-turns from 55 m.p.h. to 50 m.p.h. and to reduce the speed limit in the area from CVA to the Sugarloaf Access Road from 40 m.p.h. to 35 m.p.h.). These have been approved by the Maine Department of Transportation. As you know, we also requested (based on a citizen concern) that M.D.O.T. look at the area from the

intersection of the Carriage Road north to the S-Turns and possibly eliminate passing of vehicles (create solid yellow lines). Based on their criteria, M.D.O.T. did not agree with that recommendation. Please see the attached email that explains their decisions in this regard.

7. INFORMATIONAL:

As you may know, we are pleased to announce that Sacha Gillespie has been hired as our new Town Treasurer. Sacha worked part-time in our office last summer and early fall and has also worked at the AGC. She plans to start work on September 8th. Lori Hocking will be leaving us the first part of October.

The Library Log Façade Issue Project is moving along slower than expected due to incurring more rot than expected. After the affected logs have been repaired, we will need to do something with the four pillars (two on each side the building and two in front of the entrance) that support the log façade. In addition, perhaps next year we should look at building an overhang from roof that will shed water away from this whole wood façade. We are in the process of obtaining estimates for this work.

The Town Scholarship Committee has awarded seven \$2,000 scholarships to eligible Carrabassett Valley Students.

Annual Town Newsletter: We hope to put this together in the next six to eight weeks. As it is important to give citizens and property taxpayers the latest info on the effects of COVID-19 on Town, Clubs and local organizations we may be later this year in getting this completed.

Marijuana Retail License Lottery: In March the Town approved ordinances for licensing and permitting up to two Retail (Adult or Medical) stores in Carrabassett Valley to be decided by Lottery. We are in the process of developing the Lottery paperwork and hope to have this available for the Selectmen's review in the very near future.

**TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
August 24th, 2020**

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

Others Present: **Dave Cota**

Bob Luce opened the meeting at 5:00 p.m.

At 5:02 p.m. the Board voted to go into executive session as allowed under Title 1, Section 405 6 (A) M.R.S.A. to interview candidates for the Town Treasurer's Position.

At 7:15 p.m. the Board voted to come out of Executive Session and set the starting pay for the full-time Treasurer's Position at \$17/hour with an increase at the end of a successful six-month probationary period.

The Board agreed to meet again at 4:30 p.m. on Wednesday September 2nd to review two-year Town plowing and sanding bids.

Meeting was adjourned at 7:16 p.m.

TOWN OF CARRABASSETT VALLEY
MINUTES OF SELECTMEN'S MEETING
July 27, 2020

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

Others Present: **Dave Cota** **Anne Twitchell**

Present via Phone: **Lynn Schnorr**

Bob Luce opened the meeting at 4:33 p.m. and welcomed those in attendance. Dave Cota asked phone-in callers to identify themselves for the record.

Payroll warrant #30 in the amount of \$37,399.64 was reviewed and signed by Selectmen.

Expense warrant #31 in the amount of \$261,467.73 was reviewed and signed by Selectmen.

The minutes of the July 6, 2020 Selectmen's meeting were reviewed. Jay Reynolds made a motion to approve the minutes as written. Lloyd Cuttler seconded the motion. Motion approved via roll call.

A contract with Virginia Wright for the first phase of the work with the History Committee to chronical the history of Carrabasset Valley was reviewed. Dave Cota provided a copy of the proposed contract. Ms. Wright has a lot of experience and will bring a lot to the project. John Beaupre commended Jean Luce on her hard work on this project, and she's incorporated the help of a number of people. The History Committee is very excited with this project. The first phase is \$12,500 (of a two-phase project) and this has been budgeted. John Beaupre made a motion to approve the contract. Jay Reynolds seconded the motion. Bob Luce wanted to make sure the Town is protected by owning the rights to the piece, where someone else is writing it. He would like some assurance legally that the Town owns the rights to the piece. John Beaupre noted that he would amend his motion to include review by Don Fowler. Motion approved via roll call.

Dave Cota gave Selectmen a brief update on the progress at the New Fire Station. He provided some information on financials, outlining expenditures to date. The roof trusses are scheduled to be installed very soon, and they are increasing the size of the crew working on the job. Courtney Knapp secured a grant for the generator which will help provide some additional money to pave the road (Backburn Rd.) coming off the Sugarloaf Access Road to the fire station.

Dave Cota discussed concerns with Route 27 traffic. He received a concern from a mother who was almost involved in a serious accident when she turned right off the Carriage Road onto Rt. 27. A south bound vehicle was passing a log truck and she did not see the passing vehicle which was going at a high rate of speed. Dave recently reviewed most of Rt. 27 with the MDOT Traffic Engineer in this District with some concerns to be evaluated and signage improvements be made, if necessary. Dave recommended that MDOT consider changing the 55 m.p.h. to 50 m.p.h. in the area from the Carriage Road intersection north to the S-turns. He also suggested that that area be painted double yellow lines that indicate no passing in that area. Also, Dave suggested that the 40-m.p.h. speed limit from CVA north to the Sugarloaf Access Road be

dropped to 35 m.p.h. as there is a lot of activity there and a lot of new activity in the one-mile area from Carriage Road north to the S-turns. The Board of Selectmen concurred with the recommendations which will go to MDOT. MDOT will review their traffic standards and they may or may not make these suggested changes.

Dave Cota discussed a Municipal Partnership Grant Program, which is part of the CARES Act. Franklin County Healthy Coalition Program is assisting with this endeavor. Funds can be used to offset expenses associated with Covid-19, such as additional staffing, janitorial cleaning, PPE equipment, signage, etc. at all town facilities. Where the Town has incurred these costs primarily with the town's recreational programs and facilities (including the AGC), Deb Bowker will be the contact person for this program for the Town.

Informational:

The Carriage Road remains open, though other Penobscot Indian Nation roads are closed. Once their offices open, a representative will be in touch with the Town. Some corrections will be made to signage to discourage people from trying to go up Huston Brook.

The Treasurer's position has been posted, with a deadline for applications by August 10th.

The final payment of \$12,004.49 from FEMA should be coming in the near future. This will be used to help pay for the stream crossing culvert that was replaced at the Outdoor Center Road.

State of Maine Legislative Document L.D. 2094 pertaining to allowing Tribal Lands Fee Lands (including 24,000 acres in CV) to be converted to Federal Trust Lands without a vote of the Town is still being reviewed by the Legislative Judicial Committee which may or may not make a recommendation on this bill. This Committee must conclude their work by July 31st. It remains to be seen as to whether or not the full Legislature will reconvene due to COVID-19.

Respectfully submitted,

Lynn M. Schnorr
Secretary to Board of Selectmen

Dave Cota

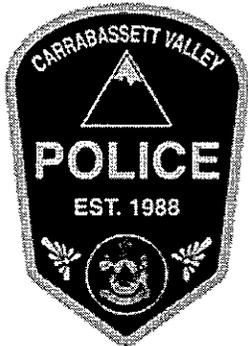
From: Lopez, Mark <mlopez@sugarloaf.com>
Sent: Wednesday, August 19, 2020 10:20 AM
To: 'towncvtm@roadrunner.com'
Subject: air conditioner

Dave per our conversation. The Police Department has 2 air conditioning units at the Communications center. Back in July, we realized the units were not functioning properly. We called ABT to come look at the units for possible servicing. ABT told us the equipment was not function properly and was so old and obsolete they needed to be replaced. This consist of 2 compressors that are located outside of the building and 3 cooling units in the communications center.

One system is a compressor and cooling unit the other system is a compressor and 2 cooling units. The split system is used to cool the Chief and Assistant Chief's offices. The Kingfield bank installed the old systems when it owned this space.

Given the amount of electrical equipment used and the dispatcher, being in the office 12 hours a shift the air conditioning is necessary.

Mark



Mark Lopez
Chief of Police
Carrabassett Valley Police Department
Office {207}237-3200

Dave Cota

From: Lopez, Mark <mlopez@sugarloaf.com>
Sent: Wednesday, August 19, 2020 9:06 AM
To: 'towncvtm@roadrunner.com'
Subject: CVPD air conditioner replacement
Attachments: Estimate EST-188.pdf; Estimate EST-190.pdf; policequote.doc; Carrabassett Valley PD split replacement.pdf

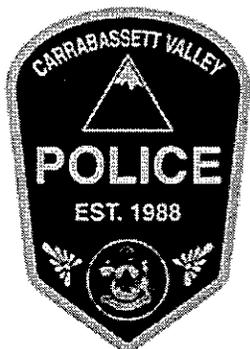
Dave I have obtained 3 quotes for the replacement of our air conditioner units.

1. ABT comes in at 9700.00
2. Mechanical Services comes in at 11,697
3. Cold Standard Refrigeration comes in at 7592.79

Cold Standard is a local small business out of New Vineyard that just installed a system for D'Ellis and has also done work for Sugarloaf. Jean Boucher recommended this company. The equipment of all three bids are comp[arable]. It is my recommendation we go with Cold Standard Refrigeration.

Any questions call.

Mark



Mark Lopez
Chief of Police
Carrabassett Valley Police Department
Office {207}237-3200



ESTIMATE

Cold Standard Refrigeration

468 Lake St
New Vineyard, ME 04956

Chelsea Allen
(207) 491-1195

For CVPD

Estimate Num 190
Date Aug 19, 2020

Description	Quantity	Rate	Amount
2MXS18NMVJU Outdoor Unit	1	\$2,301.23	\$2,301.23
Daikin FTXS09LVJU 9000 BTU Wall Mounted Indoor Unit	2	\$469.08	\$938.16
Mini Split Mounting Stand	1	\$244.05	\$244.05
60 Amp Electrical Disconnect	1	\$25.73	\$25.73
10 AWG Whip	1	\$22.03	\$22.03
Helper Labor	5	\$40.00	\$200.00
Labor	5	\$75.00	\$375.00

Thank you for your business.

Subtotal \$4,106.20

Total \$4,106.20

Balance Due \$4,106.20



ESTIMATE

Cold Standard Refrigeration

468 Lake St
New Vineyard, ME 04956

Chelsea Allen
(207) 491-1195

For CVPD

Estimate Num 188
Date Aug 18, 2020

Description	Quantity	Rate	Amount
Daikin RXL15QMVJU Outdoor Unit	1	\$1,913.97	\$1,913.97
Daikin FTX15NMVJU Wall Mounted Indoor Unit	1	\$587.63	\$587.63
1/2" Line Set - per ft	10	\$2.46	\$24.60
1/4" Copper Line Set - per ft	10	\$1.30	\$13.00
Mini split wire *per foot	15	\$1.93	\$28.95
3.5" White Wall Inlet Cover	1	\$24.11	\$24.11
3.5" White Line Set Covering *Invoiced per ft	8	\$6.44	\$51.52
Condensate Drain Hose	10	\$0.60	\$6.00
Mini Split Mounting Stand	1	\$244.05	\$244.05
60 Amp Electrical Disconnect	1	\$25.73	\$25.73
10 AWG Whip	1	\$22.03	\$22.03
Misc hardware	1	\$45.00	\$45.00
Helper Labor	4	\$50.00	\$200.00
Labor - replace 9k AC only mini split with 15k mini split heat pump	4	\$75.00	\$300.00

Thank you for your business.

Subtotal	\$3,486.59
Discount (0%)	- \$0.00
Total	\$3,486.59
Balance Due	\$3,486.59

Town of Carrabasset Valley Requests for Bids for Plowing and Sanding

The Town of Carrabasset Valley is seeking bids for two-year contracts for snowplowing and sanding at the following locations:

- 1) Town of Carrabasset Valley Roads and Parking Lots
- 2) Airport
- 3) Anti-Gravity Complex and Library Parking Lots/Walkways
- 4) The Information Center
- 5) The Airport Trail head (a.k.a. "Black Fly Parking Lot") for multi-use trail activities
- 6) Transfer Station

Bid specifications and forms can be obtained at the Carrabasset Valley Town Office or on the Town's website at www.carrabassetvalley.org). **All bids must be received no later than 10:00 a.m. August 31st, 2020.** Contractors may bid any or all of the six plowing locations listed above. Questions may be directed to the Town Manager at the Town Office at 235-2645 or towncvtm@roadrunner.com

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

Hoyle, Tanner No. 390209.01

5a. Federal Entity Identifier:

AIP 3-23-0013-xxx-2020

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Town of Carrabassett Valley, Maine

* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-0325267

* c. Organizational DUNS:

14-473-1796

d. Address:

* Street1: 1001 Carriage Road

Street2:

* City: Carrabassett Valley

County/Parish:

Franklin

* State:

ME: Maine

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 04947

e. Organizational Unit:

Department Name:

Sugarloaf Regional Airport

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

* First Name:

David

Middle Name:

* Last Name:

Cota

Suffix:

Title: Town Manager

Organizational Affiliation:

* Telephone Number: 207-235-2645

Fax Number: 207-235-2825

* Email: towncvtm@roadrunner.com

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Federal Aviation Administration (FAA)

11. Catalog of Federal Domestic Assistance Number:

20.106

CFDA Title:

Airport Improvement Program

*** 12. Funding Opportunity Number:**

n/a

* Title:

n/a

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Design, Permitting and Bidding for Construction of Taxilanes

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="148,500.00"/>
* b. Applicant	<input type="text" value="8,250.00"/>
* c. State	<input type="text" value="8,250.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="165,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

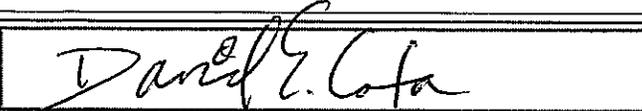
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

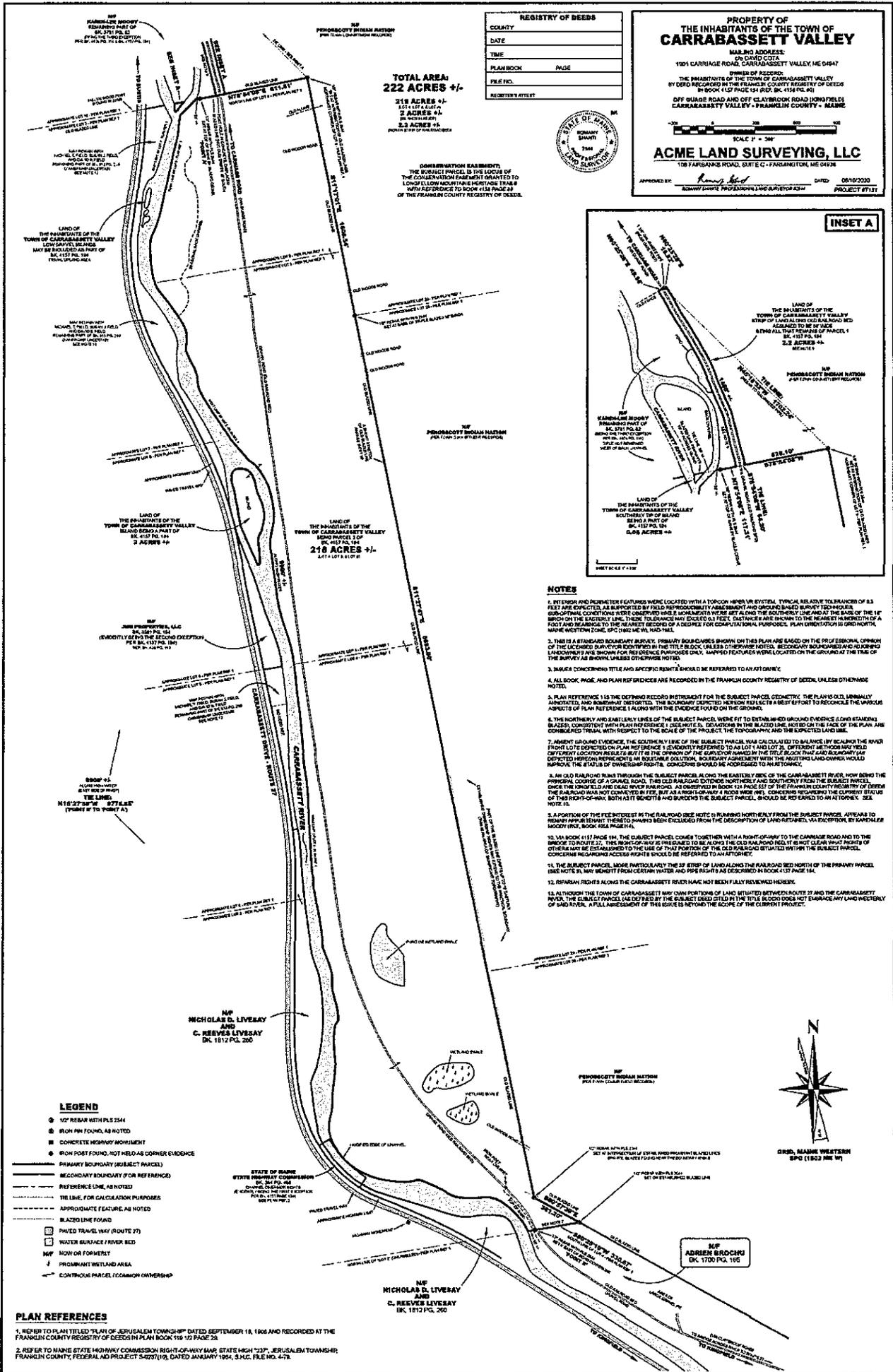
* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:



REGISTRY OF DEEDS	
COUNTY	
DATE	
TIME	
PLAN BOOK	PAGE
FILE NO.	
REGISTRY ATTENT	

PROPERTY OF THE INHABITANTS OF THE TOWN OF CARRABASSETT VALLEY
 MAILING ADDRESS: CARRABASSETT VALLEY, ME 03447
 1101 CARRIAGE ROAD, CARRABASSETT VALLEY, ME 03447
 THE INHABITANTS OF THE TOWN OF CARRABASSETT VALLEY BY DEED RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS BY BOOK 4157 PAGE 124 (REV. BK. 4156 PG. 42) OFF QUARR ROAD AND OFF CLAYBROOK ROAD (NOW 782) CARRABASSETT VALLEY - FRANKLIN COUNTY - MAINE

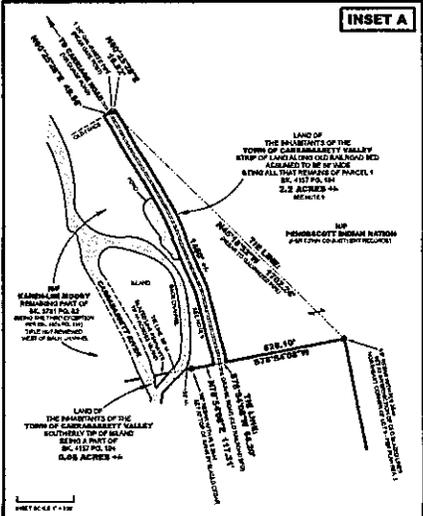
SCALE 1" = 200'

ACME LAND SURVEYING, LLC
 128 FARGANES ROAD, SUITE C - FRANKLIN, ME 03442

APPROVED BY: *Randy Reed* DATE: 06/16/2020
 RANNEY SWANE PROFESSIONAL LAND SURVEYOR #2344 PROJECT #7131

TOTAL AREA: 222 ACRES +/-
 218 ACRES +/-
 2 ACRES +/-
 2 ACRES +/-

COMBINATION EASEMENTS:
 THE SUBJECT PARCEL IS THE LOCUS OF THE COMBINATION EASEMENT GRANTED TO LOWE FLOW MOUNTAIN HERITAGE TRAIL WITH REFERENCE TO BOOK 418 PAGE 23 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.



NOTES

1. INTERIOR AND PERIMETER FEATURES WERE LOCATED WITH A TOPCON HORN VHS SYSTEM. TYPICAL RELATIVE TO BENCHMARKS OF 0.3 FEET ARE EXPECTED. ALL SUPPORTED BY FIELD REPRODUCTION ALIGNMENT AND GROUND-BASED SURVEY TECHNIQUES. SUB-OPTIMAL CONDITIONS WERE OBSERVED WHERE BENCHMARKS WERE SET ALONG THE SOUTHERLY LINE AND AT THE BASES OF THE UT BRUSH ON THE EASTERLY LINE. THESE TOLERANCES MAY EXCEED 0.3 FEET. DISTANCES ARE SHOWN TO THE NEAREST HUNDRETH OF A FOOT AND BEARING TO THE NEAREST SECOND OF A DEGREE FOR COMPUTATIONAL PURPOSES. PLAN ORIENTATION IS GEODESIC, NAD83 WESTERN ZONE, GCS NAD83, MEAD TIA8.
2. THIS IS A STANDARD BOUNDARY SURVEY. PRIMARY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE PROFESSIONAL OPINION OF THE LICENSED SURVEYOR EXPRESSED IN THIS TITLE BLOCK, UNLESS OTHERWISE NOTED. SECONDARY BOUNDARIES AND ADJOINING LANDSCAPES ARE SHOWN FOR REFERENCE PURPOSES ONLY. MARKED FEATURES WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY AS UNLESS OTHERWISE NOTED.
3. JURISDICTION CONCERNING TITLE AND SPECIFIC RIGHTS SHOULD BE REFERRED TO AN ATTORNEY.
4. ALL BOOK, PAGE, AND PLAN REFERENCES ARE RECORDED IN THE FRANKLIN COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE NOTED.
5. PLAN REFERENCE 113 IS THE DEFERRED RECORD INSTRUMENT FOR THE SUBJECT PARCEL, GENERALLY. THE PLAN IS ONLY UNLAWFULLY AMBIGUOUS AND NEARLY IDENTICAL. THE BOUNDARY DEPICTED HEREON REFLECTS A BEST EFFORT TO RECONSTRUCT THE VARIOUS ASPECTS OF PLAN REFERENCE 113 ALONG WITH THE EVIDENCE FOUND ON THE GROUND.
6. THE NORTHERLY AND SOUTHERLY LINES OF THE SUBJECT PARCEL WERE SET TO ESTABLISHED GROUND EVIDENCE (WOOD STAMENING BLAZES) CONSISTENT WITH PLAN REFERENCE 113. DISCREPANCIES IN THE BLAZED LINE, NOTED ON THE FACE OF THE PLAN, ARE CONSIDERED TRIVIAL WITH RESPECT TO THE SCALE OF THE PROJECT, THE TOPOGRAPHY, AND THE EXPECTED LAND USE.
7. ADJACENT GROUND EVIDENCE, THE SOUTHERLY LINE OF THE SUBJECT PARCEL, WAS CALCULATED TO BALANCE BY BEARING THE RIVER FRONT LINE DETERMINED ON PLAN REFERENCE 113. ADJACENT TO AN ADJACENT LOT 13. DIFFERENT LOCATIONS MAY BE OF DIFFERENT LOCATION RESULTS BUT IT IS THE OPINION OF THE SURVEYOR NAMED IN THIS TITLE BLOCK THAT SAID BOUNDARY (AS DEPICTED HEREON) REPRESENTS AN EQUILIBRIUM SOLUTION. BOUNDARY AGREEMENT WITH THE ADJACENT LANDOWNER WOULD IMPROVE THE STATUS OF OWNERSHIP RIGHTS. CONCERNS SHOULD BE ADDRESSED TO AN ATTORNEY.
8. AN OLD RAILROAD TRAIL RUNS THROUGH THE SUBJECT PARCEL ALONG THE EASTERLY SIDE OF THE CARRABASSETT RIVER, NOW BEING THE PERMANENT COURSE OF A GRASSY ROAD. THIS OLD RAILROAD EXTENDS NORTHERLY AND SOUTHERLY FROM THE SUBJECT PARCEL. ONCE THE RAILROAD AND DEAD END RAILROAD, AS OBSERVED IN BOOK 124 PAGE 127 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS, THE RAILROAD WAS NOT CONVEYED BY DEED, BUT A RESERVATION A RIDE WIDE WEL. CONCERNS REGARDING THE CURRENT STATUS OF THIS RIGHT-OF-WAY, BOTH AS IT BENEFITS AND BURDENS THE SUBJECT PARCEL, SHOULD BE REFERRED TO AN ATTORNEY. SEE NOTE 10.
9. A PORTION OF THE FEE INTEREST IN THE RAILROAD (SEE NOTE 8) RUNNING NORTHERLY FROM THE SUBJECT PARCEL, APPEARS TO REMAIN APPURTENANT. THESE RIGHTS WERE EXCLUDED FROM THE DESCRIPTION OF LAND RETAINED, VIA EXEMPTION, BY KARENLEE MOORE (VINE, BOOK 954 PAGE 14).
10. VIA BOOK 4157 PAGE 418, THE SUBJECT PARCEL COMES TOGETHER WITH A RIGHT-OF-WAY TO THE CARRIAGE ROAD AND TO THE BRIDGE TO ROUTE 127. THIS RIGHT-OF-WAY IS PRELIMINARY TO BE ADDED TO THE OLD RAILROAD. IT IS NOT CLEAR WHAT RIGHTS OF OTHERS MAY BE ESTABLISHED TO THE USE OF THIS PORTION OF THE OLD RAILROAD ESTABLISHED WITHIN THE SUBJECT PARCEL. CONCERNS REGARDING ACCESS RIGHTS SHOULD BE REFERRED TO AN ATTORNEY.
11. THE SUBJECT PARCEL, MORE PARTICULARLY THE 23' STRIP OF LAND ALONG THE RAILROAD BED NORTH OF THE PRIMARY PARCEL (SEE NOTE 9), MAY BENEFIT FROM CELESTIAL WATER AND FISH RIGHTS AS DESCRIBED IN BOOK 413 PAGE 124.
12. RIFLEMAN RIGHTS ALONG THE CARRABASSETT RIVER HAVE NOT BEEN FULLY REVIEWED HEREON.
13. ALTHOUGH THE TOWN OF CARRABASSETT MAY OWN PORTIONS OF LAND SITUATED BETWEEN ROUTE 127 AND THE CARRABASSETT RIVER, THE SUBJECT PARCEL (AS DEFINED BY THE SUBJECT DEED DATED IN THIS TITLE BLOCK) DOES NOT ENCOMPASS ANY LAND WESTERLY OF SAID RIVER. A FULL ASSESSMENT OF THIS ISSUE IS BEYOND THE SCOPE OF THE CURRENT PROJECT.

LEGEND

- 1/2" REBAR WITH PL. 25#4
- IRON PIN FOUND, AS NOTED
- CONCRETE HIGHWAY MONUMENT
- IRON POST FOUND, NOTED AS CORNER EVIDENCE
- PRIMARY BOUNDARY (SUBJECT PARCEL)
- SECONDARY BOUNDARY FOR REFERENCE
- REFERENCE LINE, AS NOTED
- THE LINE FOR CALCULATION PURPOSES
- APPROXIMATE FEATURE, AS NOTED
- BLAZED LINE FOUND
- PAVED TRAVEL WAY (ROUTE 127)
- WATER SURFACE / RIVER BED
- NON OR FOREST
- PROMINANT WETLAND AREA
- CONTIGUOUS PARCEL (COMMON OWNERSHIP)

PLAN REFERENCES

1. REFER TO PLAN TITLED 'PLAN OF JERUSALEM TOWNSHIP' DATED, SEPTEMBER 18, 1868 AND RECORDED AT THE FRANKLIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 119-112 PAGE 28.
2. REFER TO MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, STATE HIGH 127, JERUSALEM TOWNSHIP, FRANKLIN COUNTY, FEDERAL AID PROJECT 5-027(1)9, DATED JANUARY 1954, 3-M.C. FILE NO. 4-78.

Dave Cota

From: Soucie, Timothy <Timothy.Soucie@maine.gov>
Sent: Tuesday, August 25, 2020 4:13 PM
To: towncvtm@roadrunner.com
Subject: Carrabassett Drive

Hi Dave,

It was good to meet with you to discuss some concerns the town has with Carrabassett Drive (Route 27).

After our conversation and additional review I am proposing the following changes.

-Reduce the posted speed limit from just north of Access Rd to just south of CVA from 40 MPH to 35 MPH.

-Extend the 50 MPH zone approximately 1.5 miles south, moving the 50/55 MPH split south of the Carriage Road intersection.

I am not proposing to remove the passing zones immediately south of the S turns at this time. As we discussed the main criteria we look at when evaluating passing zones is the available sight distance, and these passing zones have plenty. We occasionally will close off a passing zone that has proper sight distance if there is a significant amount of turning traffic, due to a high volume entrance or significant number of driveways in a compact area. But I don't believe this stretch of Route 27 meets this criteria either, especially when you compare it to other roads where we allow passing.

Feel free to contact me if you have any questions.

Sincerely,

Timothy Soucie, PE

Region Traffic Engineer
MaineDOT - Region 3
932 U.S. Route 2 East
Wilton, ME 04294
Phone: (207) 562-4228