**Notes**

**Housing Site Sub-Committee**

**Monday October 3, 2022**

Attending: Tim G., Polly, Paul, Chris, Mark, and Peter

Kingfield

1. Jordan Lot, Rte #27 near Dollar General
   1. For sale. Estimated cost is $40,000 per acre based on a conversation with Les Jordan
   2. An ordinance change would be needed to get adequate density
   3. Soils look good for septic
   4. Public Water available
   5. An easy lot to develop
   6. Walking distance to village
   7. Current zoning requires 20,000 sq/ft per unit
   8. Most recent Comprehensive Plan supports decreasing density for affordable multi-family housing in the growth zone.
2. Old Knapp Auto Dealership
   1. Smaller lot, about an acre
   2. Not currently for sale
   3. On sewer and water. Kingfield is currently working on sewer capacity issues so for all lots in Kingfield on sewer there is concern over capacity.
   4. Walking distance to Village
3. John Winter House with adjacent lot
   1. On sewer
   2. For sale for $400,000
   3. Includes large home that appears to be in good condition.
   4. Walking distance to Village
4. Arrowsmith Lot on Rte #27 across from Gateway Parking
   1. May be for sale. Last sold for $90,000
   2. On sewer and water
   3. Was a Brownfields site but has been remediated.
   4. Walking distance to Village
5. Tax Acquired Property across from Carrabassett Coffee
   1. Owned by Town. Includes a small garage the Town currently uses
   2. About 3 acres
   3. On Town water
   4. Probably still walkable to village but a little further out.

Carrabassett Valley

1. Public Lot on Outdoor Center Access Road and Town line Rd
   1. Owned by Town with restrictions placed by Legislature. May need to go back to the Legislature.
   2. Tough site composed of high spots with wet areas in between on the OC access road. Perhaps better on the Townline Rd access.
   3. Townline Rd is private and rights of access uncertain.
   4. Not walkable from either access point.
   5. No water or sewer
2. Caribou Pond Road, SMC and Weyerhaeuser
   1. High attractive site. Starts on SMC property and then goes to Weyerhaeuser.
   2. Road construction costs would need to be considered
   3. SMC has talked about using site for single family homes for middle management.
   4. Any SMC sites will require a full review by DEP which will be expensive and time consuming.
   5. Not walkable
   6. No water or sewer
3. Weyerhaeuser across from shooting range
   1. Might be good for single family homes
   2. Sewer may be accessible by crossing Route #27. Perhaps ½ mile to treatment ponds.
   3. Not walkable
   4. No water
4. Penobscot Tribal Land behind Ayottes
   1. May be developable but currently not for sale
   2. Some walkability

Wyman Plantation

1. Linda Bean, Sugarhouse Property
   1. Stunning views of the Bigelows
   2. Old foundation
   3. Bridge crossing that probably makes the cost of development prohibitive.
   4. Not walkable
   5. No sewer or water

Eustis

1. Gail Stewart Property, Rte #27 across from Town Office
   1. Old home with abutting lot. Perhaps 3-4 units in existing house
   2. For sale for $400,000
   3. One acre
   4. Public Water
2. Old Type Shop
   1. Town Owned
   2. Building has good bones.
   3. About an acre
   4. Across the road from Flagstaff
   5. Walkable
3. Stratton Plaza
   1. May be for sale
   2. Large, iconic building that may be struggling financially
   3. Currently only 3 units are allowed but originally had 18-20 rooms
   4. Restaurant on first level.
   5. Water pressure is good for sprinklers
   6. Walkable
4. Scot Fotter House
   1. May be for sale
   2. Perhaps 2 units
   3. Public water

The Sub-Committee will meet next on **Tuesday, 10/18 at 10 AM** at the Town Office in CV and vis zoom to try and prioritize the available sites.