**Agenda**

**Workforce Housing Coalition – Western Maine Mountains**

**Wednesday, January 18, 2023**

**9:00 AM**

**Carrabassett Town Office and Zoom**

Join Zoom Meeting:

<https://us02web.zoom.us/j/5312682243?pwd=TGxrUExKcXdqQTdlZUZhYUVteG5GZz09>

If you need to “phone in”:

Dial by Phone – 1-929-205-6099 US (New York)

Meeting ID: 531 268 2243

Passcode: 04947

1. Welcome – John Beaupre
2. To approve the Minutes of the December 21, 2022 Meeting.
3. Finance Report – Enclosed is a very brief finance report. I think it would be good practice for the Board to make this a regular part of their monthly meetings. Tom and I are meeting on Tuesday to review a proposed 2023 budget and to talk about making sure our finances are secure.
4. To appoint Tom O’Neil to a three-year term on the Board of Directors expiring on November 30, 2025 – Tim is a housing developer from Southern Maine who also has a home in Carrabassett Valley. Tim attended the December meeting at John Beaupre’s invitation and is interested in becoming a member of the Board of Directors.
5. To appoint a sub-committee to interview Architects - I have contacted Ashely Hopwood Farrar who is an architect based in Kingfield. I have always liked the idea of keeping work in the Community when practical. I would like to have a small group of Board members interview her to see if she is a good fit. I learned in a phone conversation with her that she worked for the Mountain for a time and is personally very interested in the workforce housing issue.
6. To approve the Vision, Purpose and Mission Statements – Following are the Vision, Mission and Purpose Statements proposed by the Committee. There is one small change suggested by Paul Peck and recommended by the Committee which is to remove the word “adequate” from the Vision Statement as shown below.

**Vision**

Provide ~~adequate~~ housing for the regional workforce.

**Purpose**

To address the serious housing shortage in the Carrabassett River and Flagstaff Region.

**Mission**

We will lead a process engaging communities and businesses to seek suitable sites, funding, and developers to create workforce housing for individuals and families

1. To approve the hiring of an attorney to assist with writing a contract zoning ordinance – I met with Dave Cota following the meeting the CV Select Board had regarding contract zoning. We discussed finding an attorney with background in contract zoning. After doing some brainstorming I contacted Durward Parkinson who I worked with in the past and who Dave knew by reputation. I have a phone call scheduled with him on Tuesday so hope to have more to report at the meeting.
2. Other
3. Next Meeting Wednesday, February 15, 2023 at 9 AM. CV Town Office and Zoom
4. Adjourn

**Updates – No Action Required**

1. Update on Kingfield Planning Process – John, Tom and I attended a recent Kingfield Planning Board meeting along with Sue Davis who serves as Secretary for the Board. Among other things they discussed the addition of a contract zoning provision to their zoning ordinance. There appeared to be support to a process similar to what is being proposed in Carrabassett Valley for presentation to their Town Meeting this spring.
2. Update on Carrabassett Planning Process – I wrote up a proposed contract zoning amendment for the CV Select Board and staff to look at. A copy is included in this packet. The Select Board agreed to move forward with the process of adopting a contract zone and asked the Coalition to have the draft reviewed by an attorney at the Coalition’s expense.
3. Work Plan – I have done a first draft of a work plan and have provided copies to Charlie, Tim, Tom and Lloyd. The plan is to meet a time or two and present a final plan at the February meeting. A copy of the draft is included in this packet. Input from other Board members would be appreciated.
4. Update on Carrabassett Properties – I have had a couple email exchanges with the owners of the Ricker lot but have not been successful in actually meeting with them. The correspondence is always pleasant so I expect that at some date soon we will have a conversation. Barb Larson is putting together information on comparable properties that have sold recently so if we get a price we will have a sense if it is in the ballpark. Also, I have talked with the Town and some of the Board members that were on the site committee regarding having a plan B for CV. Dave Cota agreed to look into the possibility of using a portion of the Outdoor Center lot but this would require approval from the State because of a deed covenant that came with the lot when it was purchased by the Town.
5. Fund Raising Committee – We were not successful in getting a fund raising committee meeting scheduled before the 1/18 meeting but will do our best to make that happen before the February meeting. I have made arrangements to talk with Janet Henry next week. I worked with Janet when I was Downeast where she served as a consultant with the CF Adams Charitable Trust. She has spent most of her career in philanthropy including time at the Maine Community Foundation and The Maine Philanthropic Center. She was very helpful to me in the past. I am sure I will learn something from her when we talk.
6. Update on Operational Issues
   1. Web Site etc – Tim Flight has added a photo of Kingfield and the Carrabassett River to the website. He and I will continue to work together over time to improve the site. It can be reached at [www.whcwmm.org](http://www.whcwmm.org)