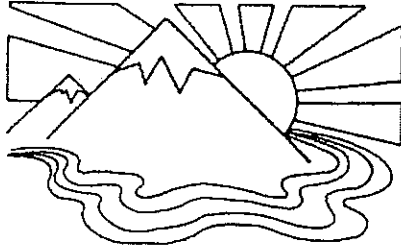


Carrabassett Valley Select Board Meeting
4:30 p.m. Monday March 6th, 2023 at the Town Office



The Town provides a zoom link for members of the Public to link into Town of Carrabassett Valley Select Board and other public meetings. To participate by zoom you must use the link provided in an email from the Town (this link is the same for any Town public meeting and is provided on the email in which the Board or Committee Agenda was sent out in). You may also obtain this link by sending an email to the town office (townofcv@roadrunner.com) during normal business hours.

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

Review and sign Payroll Warrants: #8 (\$30,814.49) and #10(\$34,751.04)

Review and sign Expenditure Warrants #9 (\$75,458.12) and #11 (\$16,950.90)

AGENDA:

1. MINUTES of the previous meetings (February 13th, 2023).

2. BETH SROUT would like to talk to the Select Board about the process involved going forward with the State Legislative Request to make an amendment to the Deed Covenants on the Town’s 1,203-acre “State” Public Lot to allow employee residential housing on up to 8 acres of this land. She asked that we please explain the original deed covenants (year 2000 when the Town purchased the land from the State) and related information.

For those unfamiliar with what is being requested, the Regional Coalition of Workforce Housing is looking for potential sites within the four communities involved as possible sites for employee housing development. A site in Kingfield has been identified (purchase and sales agreement signed) and CV Coalition representatives are looking for potential sites in CV. Up to eight-acres of the Town’s public lot has been discussed as a possible site. The Coalition and the Select Board (4-1 vote) has asked the Town Manager to continue to determine if State

legislation can be obtained to change the deed covenants on the Town's 1,203-acre public lot to allow employee housing.

We have attached the following copies:

- Copy of the original deed (3-pages)
- A summary of the three deed covenant changes previously requested by the Town and approved by the State (1-page)
- A copy of the deed covenants as it now stands after the three previous deed covenant changes 1-page—please note that the last two deed changes have not yet been put into a legal deed amendment due to the Bureau of Public Lands not being able to get the State Attorney General's Office to do the legal work (they have recently asked if the Town's Attorney could do this).
- A copy of the legislative deed covenant change that allowed the Town to approve a 2-acre lease to the Adaptive Outdoor Education Center.
- A copy of concept language we submitted to our State Senator and Representative requesting legislation for a change in the deed covenants to allow the development of residential employee housing on up to eight acres on this Town-owned "State" public lot.
- A copy of a map showing the total contiguous Town public lot (2,133-acres) and the approximate eight acres that is being requested for a deed covenant change.

Additional information:

Although we not yet seen a draft of the proposed deed covenant, our understanding is that, if approved, it may require final approval of the location of the eight acres by the Dept. of Agriculture, Conservation and Forestry (presumably by the Bureau of Public Lands), it may also have a "sunset provision" meaning if not developed within a certain period of time the deed covenant change would no longer apply. Other restrictions may also apply.

As we have not yet seen a draft of the proposed amendment, we also do not yet have a Legislative Document (L.D.) number. We have been told that legislation will be accepted for consideration in this 131st Legislature and at some point there will be a public hearing conducted by the Legislative Joint Committee on Agriculture, Conservation and Forestry.

A deed covenant change would only allow the Coalition to further consider the eight-acre option. If it went beyond that, there would need to be a lot of Town public process including a Town vote on a zoning change, a vote to allow this development on this acreage and Planning Board and State permitting approvals, etc.).

Some Coalition representatives have recently met with Sugarloaf to further consider if Sugarloaf would identify some of their land for employee housing. The meeting went well and more discussion will take place in the very near future.

- The Coalition is planning to schedule a Public Informational Meeting in the near future to explain their progress to date and the process involved in finding potential employee housing sites.

Just as a correction, at the last Select Board meeting it was mentioned that Sugarloaf was the second largest land owner in CV. In checking the Town records, the State of Maine is the second largest land owner in CV with approximately 9,760 acres of Public Lands.

UPDATE ON PROJECTS:

- Bids are due at 2:00 p.m. March 16th for painting the Outdoor Center Buildings. There appears to be strong interest. We are also in the process of finding a local carpenter to complete the repair work to the buildings that should be done prior to painting the buildings.
- Bids are due at 2:00 p.m. March 23rd for the Airport Runway Crack Sealing Project.
- We are on track with funding the installation of an EV Charging Station (two chargers) at the Outdoor Center with a grant from Efficiency Maine (primary funding) and a smaller State Community Action Grant. We anticipate total project cost of approximately \$21,000. Travers Electric, Inc. (who installed the chargers at the golf course) will be doing the installation.

DISCUSSION OF TOWN MEETING PROCEDURES/VOTES: Last year's annual Town Meeting lasted eighteen minutes to vote on twenty-six warrant articles. We did receive some concerns about some of the motions that were made that could have or did limit the discussion about warrant articles. We (the Town Manager) reviewed the 'Maine Moderators Manual' with the presumed Town Meeting Moderator. Here is what we thought should be brought to the attention of the voters prior to actually starting to vote on the Warrant Articles:

A motion to "Move the Vote" means that if seconded and passed by a 2/3's vote then the article is then voted upon with no discussion (or no further discussion) of the article. So if the voters wish to discuss the article they can not vote in favor of the motion to "Move the Vote".

A motion to "Waive the Reading of the Article" sometimes done with articles with a lot of numbers (the article dealing with the Balance Forward Accounts). This motion if approved by a majority, just eliminates the reading of the article but allows for discussion of the article.

INFORMATIONAL:

- The Airport Committee will be meeting at the Library at 3:30 p.m. March 7th.

TOWN MEETING WEDNESDAY MARCH 8TH:

- Voting for Town Officials from 8:00 a.m. to 6:00 p.m. at the Town Office
- Voting for all other Warrant Articles to be held at the Outdoor Center at 7:00 p.m.
- Town Reports are available at the Town Office and Library and on the Town's website (copy attached to this email).

Minutes of the Select Board Meeting

February 13, 2023

Location: Carrabassett Valley Town Office Conference Room

Time: 4:30-6:30

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

Others Present: Mark Green, Rob Healey, Bruce Albiston, Warren Gerow, Dave Cota, Annie Twitchell, Tim Gerencer, Warren Gerow, Deb Bowker, Tom Tanner, David Smith, Martha Smith, Bob Duport

Chair Bob Luce opened the Monday, February 13 meeting at 4:30 p.m. Jay Reynold moved acceptance of the January 23rd, minutes, seconded by Karen Campbell and the Board unanimously approved.

The Select Board signed Town Payroll Warrant #5 for \$29,916.45 and Town Expenditure Warrant \$104,578.32.

Annual Town Meeting

Town Manager Dave Cota reviewed the Draft Town Meeting Warrant for the Select Board to consider. He reviewed several of the warrant articles with the Board. The town meeting is scheduled for Wednesday, March 8 at the Outdoor Center at 7:00 pm. Voting for municipal officers will take place at the Town Office from 8:00 am to 6:00 pm, results to be announced at the Town Meeting at 7:00. The Select unanimously approved and signed the Warrant.

Public Lot use for housing

Select board member John Beaupre, in his position as chair of the Workforce Housing Coalition, presented the Coalition's progress. He referenced the \$308,275 American Rescue Plan Act (ARPA) grant awarded by Franklin County Commissioners for start-up funding for the WHC to address a housing crisis that is affecting people across the country and particularly hard in recreation tourism-based communities. He praised the strength of the board that has come together to address this issue regionally.

WHC's executive director Mark Green then outlined the work the participating towns are doing to address zoning issues that affect housing. Planning Boards are looking at a zoning tool call contract zoning to help. Member communities wanted to know that they weren't the only ones addressing the issue, which makes it particularly important that Carrabassett Valley also show initiative in finding solutions.

Since the problem appears to affect Sugarloaf particularly hard, Boyne resorts, Sugarloaf's owner, has invested more than \$1,000,000 by buying the Herbert Hotel to house employees.

Town Manager Dave Cota mapped out the history of Carrabassett's Public Lot's evolution from unincorporated Jerusalem Township to Carrabassett Valley when it incorporated in 1972. Carrabassett then annexed Crocker Township in 1974 but the State retained 1,203 acres that became the "State" public lot dedicated to recreation. The Workforce Housing Coalition is now investigating, as an option, whether or not it is feasible to utilize 8 acres of "the 1,203-acre State Lot" into workforce housing. To do so, requires an act of the State legislature to change the deed covenant to allow residential housing.

Carrabassett Valley has been successful in having three previous deed covenant changes approved previously: 1) to allow a lease for the Outdoor Adaptive Center, 2) to allow a commercial campground and camping in vehicles and 3) to allow additional commercial development on the 25-acres of designated land. At this time, Cota, at the request of the Housing Coalition, is inquiring as to the possibility of State Legislation to add an amendment to the deed covenants to allow employee/affordable housing on up to eight acres of the Town's 1203-acre "State Lot." Cota has met with two legislators and with the Department of Agriculture, Conservation and Forestry to start the process and get it on the agenda for possible approval within the current biannual session.

Recreation committee concerns

Recreation director Deb Bowker, concerned that the Select Board and Coalition had proceeded without consulting the recreation committee, asked why the Town should want to use its recreational land for housing and what the timeline was. Cota intends simply to provide the Select Board with information necessary so the Select Board can decide whether or not to move forward with the legislative request at this time, the purview of the Board.

WHC board member and Carrabassett Valley resident Tim Gerencer reminded everyone that the site being looked at had once been considered when Carrabassett looked for possible sites to build a school for the Town rather than tuitioning students to other schools.

Recreation committee chair Rob Healy expressed his concern that the committee was not being involved in the discussion. Another speaker, Martha Smith, asked as an abutter why she hadn't been contacted about the possible change. Cota responded that the question was not that far along, that the item on tonight's agenda was intended to provide transparency in notifying people of the Town's activity on this topic.

Warren Gerow, an active member of the trails committee, asked why Sugarloaf wasn't doing more—it is impacted the most for lack of employee housing and has land and money. He asked if the new West Mountain Development included employee housing, noting that developments around the state are being required to include as much as 10% of a development for affordable housing. [The Carrabassett Planning Board review did not require that.] Another asked if the Ted Jones lot had been considered. Gerow suggested the optics were not very good of Sugarloaf selling lots starting at \$400,000 and the Town asking to take eight acres out of recreational use on the Public Lot for housing.

Housing site issues

Gerencer, who chairs the WHC's site selection committee, explained that site selection takes several things into consideration, especially the need to be walkable for necessary amenities. The issue is about people, he reminded everyone. The committee looked at 7 sites in Kingfield, several in Stratton-Eustis, with Carrabassett showing only one potential site. Even at that, sites that come up often fall off the list. Workforce housing can't be located in "the boonies."

Select Board member Lloyd Cuttler, also on the WHC board, stressed the importance of all member communities doing their part, the reason Carrabassett is looking at the public lot, since there is so little other land available in Carrabassett. Gerow stressed that the community was upset because it hadn't been advised of these considerations before Town representatives talked to legislators about possible solutions. Cota stressed the time it takes for anything to happen, thus their actions to date.

Other comments revolved around the explosion of Airbnbs that take long-term housing off the market. Airbnbs also reflect the level of snowmobile activity. It was noted that some communities are banning or otherwise putting restrictions on Airbnbs, asking if Carrabassett is doing anything about them. Cota suggested the Planning Board could do something but that a lot of people in the area would be opposed to losing that income potential on their property.

Next steps

Cuttler, pleased that towns in the region are working together on a local problem for nearly the first time ever, suggested that the Housing and Recreation committees might work together on this. If potential legislation is presented and passed, it won't happen if the Town says no. Actions to this point were intended simply to get the question on the legislative agenda.

Beaupre noted that having a purchase and sale agreement on a piece of land in Kingfield is an exciting first step. Chair Luce noted that contract zoning is on Kingfield's and Carrabassett Valley's Planning Board agenda this week. As the primary beneficiary of workforce housing, Sugarloaf has put some skin in the game with the purchase of the Herbert Hotel in Kingfield. However, it has lots of land free of wetlands, including the "Boneyard," property across Rt. 27 from Bigelow Station, where it could do more.

Cota pointed out that Carrabassett Valley probably has the largest amount of public land per capita of any town in the state and maybe New England in this area between the Bigelow Preserve and the more-recently-designated Crocker Mountain Conservation area. As a reality check, in his opinion taking 8 acres out of all the twenty to thirty thousand acres of public land in our area for housing doesn't seem like such a stretch. He noted that it's up to the Select Board if they wish to approve the effort to change the deed covenant or say it's not in favor and "stop wasting anyone's time." He's happy to schedule another meeting if people present need more time to consider this.

Cuttler demurred, saying the Town should get on the legislature's agenda, that there are many levels of protection, a long way to the finish point before anything is finalized. In the meantime, "it's important for Carrabassett to show the rest of the region that it has some skin in the game."

Cota agreed, noting that the two processes can move forward concurrently: legislation can happen while the Town public process continues. John Beaupre moved to proceed with legislation to change the deed covenant on the public lot so as to allow construction of housing, seconded by Lloyd Cuttler. The vote passed 4-to 1 in favor with Select Board member Karen Campbell opposed.

Informational:

Cota reviewed upcoming projects: The Town will be putting out for bids to paint the Outdoor Center buildings; some carpentry repair is still needed. The site location of a Town/Sugarloaf bus wash is still being determined.

The town is proceeding with FAA approval for an airport runway crack-sealing project. There is need for siding repair at the AGC. And there will be a hydrology study of the Outdoor Center Pond for a possible snowmaking project in the future.

Select Board member Karen Campbell noted that part of last year's repair of the library post was still unfinished. Campbell agreed to be part of the design of the finish of the concrete piers.

Cota is still waiting for the agreement/contract with the Musson group to do the Town's next Comprehensive Plan review.

The warrant for the March 8 Town Meeting is ready to go to the printer. Cota will be promoting it on an appearance on local TV station WSKI, which it will replay, along with other notices in local papers and on signs.

Cota indicated that the Carrabassett Planning Board will have a workshop to discuss contract zoning at its Thursday meeting, February 16, starting at 4:30 pm at the Library's Begin room. Members of Kingfield and Stratton Planning Boards plan to attend. Kingfield Planning Board member Richard Hawkes has created extensive questions for the consulting lawyer hired by the Workforce Housing Coalition to clarify Contract Zoning.

Karen Campbell moved to adjourn the meeting, seconded by Lloyd Cuttler and passed unanimously.

Respectfully submitted,

Sue Davis, secretary

QUITCLAIM DEED

The STATE OF MAINE, acting by and through its Department of Conservation, Bureau of Parks and Lands, pursuant to Title 12, M.S.R.A. §1851 and Resolves 1999, ch. 41, sec. 1, effective September 19, 1999, and pursuant to L.D. 2334, Part Q, effective August 11, 2000, with a mailing address of 22 State House Station, Augusta, Maine, 04333, for consideration the receipt and sufficiency of which is hereby acknowledged, RELEASES to the TOWN OF CARRABASSETT VALLEY, a body corporate and politic, with a mailing address of R.R. 1, Box 2138, Carrabassett Valley, Maine, 04947, a certain lot or parcel of land located in the Town of Carrabassett Valley, County of Franklin, State of Maine, bounded and described as follows:

THAT CERTAIN LOT OR PARCEL OF LAND located in the Town of Carrabassett Valley, County of Franklin, State of Maine, bounded and described as follows:

Public Reserved Land consisting of one-thousand two-hundred three (1,203) acres, more or less, in fee simple absolute, that being the same land as was reserved by the State of Maine for public purposes in a deed to William Bingham dated January 28, 1793 and recorded at the Maine State Archives in Volume 6, Pages 37-41 (Massachusetts deed) and more particularly described as follows:

Future Appropriation by Legislature, 320 Acres

Beginning at a fir tree standing on the south bank of the seven mile brook and 130 rods west from a cedar tree standing on the south bank of said brook and on the east line of said Township which said cedar tree stands five hundred and fifty-four rods from the northeast corner of said Township, thence south 3° west 396 rods to a cedar post numbered 1, 2, 3 & 4, thence north 87° west 130 rods to a black ash tree numbered 1 on the north and four on the south side, thence north 3° east 350 rods to said seven mile brook, thence northerly and easterly by said brook to the bound begun at.

Minister, 320 Acres

Beginning at the cedar tree mentioned in the description of the last mentioned lot, thence south 3° west on the east line of said Township 406 rods to a yellow birch tree numbered 1, 2, 3, 4, thence north 87° west 130 rods to a cedar post being the southeast corner of said lot No. 1, thence north 3° east 396 rods to a fir tree standing on the south bank of said brook and numbered 1, on the west and 2 on the east side, thence easterly by said brook to the bound begun at.

Schools, 320 Acres

Beginning at a yellow birch tree standing on the east line of said Township and 406 rods southerly of said brook and numbered 1, 2, 3, 4, thence south 3° west 394 rods to a yellow birch standing on the east line of said Township and spotted and sealed, thence north 87° west 130 rods to a spruce tree numbered 3 on the east and 4 on the west, thence north 3° east 394 rods to said cedar post being the southwest corner of lot No. 2, thence south 87° east 130 rods to the bound begun at.

Ministry, 320 Acres

Beginning at a cedar post being the northwest corner of said lot No. 3, thence south 3° west 394 rods to a spruce tree numbered 3, 4 - thence north 87° west to a spruce tree numbered 4 on the east side,

Maine Real Estate
Transfer Tax Not Necessary

thence north 3° east 394 rods to a black ash tree numbered 1 on the north and 4 on the south side and being the southwest corner of said lot No. 1, thence south 87° east 130 rods to the bound begun at.

Being the premises described as Township number four, second range (T4, R2) in the Petition and Decree for the location of the Public Lots in said T4, R2 dated November 10, 1847 and recorded September 19, 1848 in the Franklin County Registry of Deeds, Volume 15, Page 61.

EXCEPTING AND RESERVING from said premises a parcel of approximately thirty-seven (37) acres, which the State of Maine conveyed to the Carrabassett Valley Campowners Association and/or the individual members thereof under the authority of Resolves of 1985, ch. 40.

EXCEPTING AND RESERVING those premises as described in a deed from the State of Maine to Sugarloaf Mountain Corporation dated November 17, 1994, and recorded in the Franklin County Registry of Deeds November 30, 1994, in Book 1494, Page 203.

TOGETHER WITH all right, title and interest in and to that parcel of land as described in a release deed from Sugarloaf Mountain Corporation to the State of Maine dated November 28, 1994, and recorded in the Franklin County Registry of Deeds November 30, 1994, in Book 1494, Page 206.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

The Town of Carrabassett Valley shall in perpetuity retain title to the property and may not sell or otherwise transfer any interest, in whole or in part, in the property except that the Town of Carrabassett Valley may lease portions of the property so long as the uses are consistent with the following specified uses:

The property must remain open and available for the use and enjoyment of the public at large. Use of the property must be dedicated for purposes of public outdoor recreation, including, but not limited to: natural history study; hiking; camping, other than in motor vehicles; cross-country skiing; hunting; fishing; fisheries and wildlife management; skating; timber management and harvesting under a management plan prepared by a licensed professional forester; and attendant roads and parking.

The property must be maintained in an essentially natural and undeveloped condition, except that up to 25 contiguous acres in the aggregate, including any development in existence on September 19, 1999, may be developed for any municipal facility.

The following uses are expressly prohibited: residential development of any type; development for overnight accommodations, except camping; development for any type of commercial service center, shops, restaurants or other commercial development; or development for any purpose that will change the natural character of the area, except that those uses presently made of the Outdoor and Touring Center located on the property may continue.

If the Town of Carrabassett Valley fails to comply with any of the conditions or restrictions herein, in whole or in part, the State may give written notice to the Town of Carrabassett Valley, and if the Town of Carrabassett Valley fails to comply within thirty (30) days, then title to the property reverts to the State; such a reversion may not be effective until the State records a notice of the reversion in the Franklin County Registry of Deeds.

FOR REFERENCE SEE Resolves 1999, ch. 41, sec. 1, effective September 19, 1999 and L.D. 2334, Part Q, effective August 11,2000.

SEE ALSO: Survey entitled, "Line Re-establishment Survey of the Crockertown Public Lot for Sugarloaf Mountain Corporation and the State of Maine," by James. W. Sewall Co., Project Number S0575, dated November 30, 1993, and recorded in the Franklin County Registry of Deeds in Plan File 3275 on May 30, 1997.

NOTE: Resolves 1993, ch. 12: Resolve, to Establish a Land Swap in Carrabassett Valley.

IN WITNESS WHEREOF, the STATE OF MAINE has caused the foregoing instrument to be executed the 15 day of August, 2000.

STATE OF MAINE
Department of Conservation
Bureau of Parks and Land

Ruth H. Wheelwright
WITNESS

By: Thomas A. Morrison
Thomas Morrison
Its Director

STATE OF MAINE
Kennebec County

Date: 15 August 2000

Then personally appeared the above-named Thomas Morrison, Director, State of Maine, Department of Conservation, Bureau of Parks and Lands and acknowledged the foregoing to be his free act and deed and the free act and deed of the State of Maine.

Before me,

JANE SORRAN PLYNE
Print Name: JANE SORRAN PLYNE
~~Notary Public/Attorney at Law~~
~~My Commission expires~~ _____
~~Seal~~

Tom Fowler

11

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Previous changes to the Town of Carrabassett Valley Public Lot Deed Covenants

LD 1161 (May 2015): Allowed the Town to lease up to acres of the public lot for the development of the 'Adaptive Outdoor Education Center' that allowed this organization to provide overnight accommodations and services needed to provide opportunities for that segment of the population that requires special services to use and enjoy the property due to disabilities and to allow required administration and resident accommodations for the providers of special services associated with the purpose.

LD 1610 (May 2019): eliminated restriction on camping ~~other than in motor vehicles.~~

LD 1690 (May 2021): Elimination of restriction of "commercial use"—pertains only to the 25-acre portion of allowed development within the 1,203-acre public lot and allows commercial camping.

**DEED OF AMENDMENT
AND RESTATEMENT**

THIS DEED OF AMENDMENT AND RESTATEMENT (the "Deed") is made on this 23rd day of June, 2015 by and between the **STATE OF MAINE**, acting by and through its Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands with a mailing address of 22 State House Station, Augusta, Maine 04330-0022 and the **INHABITANTS OF THE TOWN OF CARRABASSETT VALLEY**, a body corporate and politic, with a mailing address of 1001 Carriage Road, Carrabassett Valley, Maine 04947, pursuant to Resolve 1999, ch. 41, sec. 6 as amended by Resolve 2015, ch. 17, sec. 6 and Title 12 MRS §1851.

In consideration of the mutual covenants set forth in this Deed of Amendment and Restatement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

WHEREAS, the Town of Carrabassett Valley is the owner of a certain lot or parcel of land located in Carrabassett Valley, County of Franklin, State of Maine as described in a Quitclaim Deed from the State of Maine, Department of Agriculture, Conservation, and Forestry (formerly known as the Department of Conservation), Bureau of Parks and Lands dated August 15, 2000, and recorded August 21, 2000, in the Franklin County Registry of Deeds in Book 1950, Page 154, pursuant to Resolve 1999, ch. 41, sec. 6; and

WHEREAS, the land was conveyed with certain restrictions; and

WHEREAS, these restrictions prevent the development of an outdoor recreational and education center for persons with developmental and physical disabilities.

NOW THEREFORE, for the purpose of amending the Quitclaim Deed recorded in the Franklin County Registry of Deeds in Book 1950, Page 154, the parties agree as follows:

1. Notwithstanding the conditions and restrictions specified in section 4 of Resolve 1999, ch. 41, and in the Quitclaim Deed recorded in the Franklin County Registry of Deeds in Book 1950, Page 154, the Town of Carrabassett Valley is authorized to lease no more than two (2) acres of land to a nonprofit corporation for development of an outdoor recreational and educational center for use by persons with developmental and physical disabilities, including persons who are blind or visually impaired or who have aphasia, Parkinson's disease or

autism, and including residential and overnight accommodations and dining facilities for staff and the special needs clients. The nonprofit corporation may charge a fee for use of the center and its accommodations, including services provided at the center.

- 2. The parties agree that all other terms and conditions in said Quitclaim Deed recorded in the Franklin County Registry of Deeds in Book 1950, Page 154 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Deed of Amendment and Restatement in counterparts, each of which shall be deemed to be an original instrument and all of which shall constitute one and the same.

STATE OF MAINE
Department of Agriculture, Conservation and Forestry

Janna Nichols
Witness

Walter E. Whitcomb
By: Walter E. Whitcomb
Its Commissioner

STATE OF MAINE
Kennebec County, ss.

Date: June 23 2015

Then personally appeared the above-named Walter E. Whitcomb, Commissioner of the State of Maine, Department of Agriculture, Conservation and Forestry and acknowledged the foregoing to be his free act and deed, and the free act and deed of the State of Maine.

Before me,

Kathy Eastman
Notary Public
Printed Name: Kathy Eastman
My Commission Expires:
Seal

SEAL

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

KATHY L. EASTMAN
Notary Public, Maine
My Commission Expires March 31, 2019

Jane Ryan
W. 2015.06.23

Resolve, to Modify the Deed for a Parcel of Property in the Town of Carrabassett Valley to allow affordable residential housing on up to eight acres of the Town's 1,203 public lot be developed by non-profit 501 C 3 organizations and to allow the Town to lease or sell said acreage to said organizations for development of affordable/employee residential housing subject to reversionary clauses for noncompliance.

Carrabassett Valley Public Lot

Jerusalem Twp + Crockertown Lots

Town Public Lot
930 Acres

Town "State" Public Lot
1,203 Acres

Legend

8-Acre Potential Housing

Campbell Field Road
Adaptive Outdoor Education Center
Sugarloaf Outdoor Center
MOC Cabin
Hugs Restaurant
Town Line Road

5000 ft

Google Earth