

Carrabassett Valley Select Board Meeting
4:30 p.m. ~~Monday December 18th, 2023 at the Town Office~~



Rescheduled/Postponed

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: #50 (\$29,452.94).

Review and sign Expenditure Warrants: #51 (\$86,104.97).

AGENDA:

1. MINUTES of the previous meeting (December 4th, 2023) are attached.

2. MEETING WITH JV WING SNOWMOBILE CLUB REPRESENTATIVES: To discuss 2023 (\$22,000) and 2024 Town funding and plans for building a trailhead on the northern end of Town on Sanitary District land.

3. DISCUSSION OF A POTENTIAL NORDIC SKI PROJECT AT THE OUTDOOR CENTER/PUBLIC LOT TO ENHANCE THE EXISTING 2.5 KILOMETER RACE LOOP AND BUILD AN ADDITIONAL 2.5 KILOMETER LOOP (on existing trails): Given that we recently were told that grant funding for snowmaking at the Outdoor Center (race trail) is unlikely to meet grant criteria, there has been recent discussion concerning a project that would bring our existing 2.5K race trail (loop) up to new homologation standards and to add another connected 2.5k homologated loop as was envisioned in the 2009 John Morton study. The added race loop would utilize primarily existing

trails. Both the new and existing loops would be widened to meet homologation standards. A rough estimate of costs for this entire project is \$160,000 with hopeful grant funding of either 50% or 80% and the remaining match to come from the Town's Recreation Endowment Fund. Sugarloaf is encouraging this project for the Center to be able to encourage more Nordic ski racing and host larger events. Please see attached a project summary from Tom Butler (Sugarloaf). It is thought that this project could also be an important first step in a longer-range goal of providing snowmaking.

We have attached two diagrams that show improvements needed for the existing 2.5K trail and a concept map of the proposed new 2.5K trail. Also, we will have a copy of the 2009 Morton Trail Study at the meeting (which we have electronically if anyone wishes to obtain it). Sugarloaf representative Tom Butler and Town Recreation Director Deb Bowker will be present to discuss the project. Deb is discussing this project with the Recreation Committee.

4. LETTER TO THE PENOBSCOT INDIAN NATION: Respectfully asking if they wish to sell their CV lands to the Town (see attached). Does the Board wish to make this request?

5. BRIEF UPDATE ON 2023 TOWN WORK PLAN: (Attached). This plan is developed soon after the annual Town Meeting every year and reviewed in December by the Board.

6. BRIEF UPDATES:

Planning Board has scheduled a public hearing for 4:30 p.m. at the library to hear public comments on proposed zoning ordinance changes (including the Contract Zoning Amendment to the Zoning Ordinance: As has been discussed, the Select Board would hold a public hearing at the same time to hear comments on proposed changes to the Marijuana Retail Store Ordinance (entitled: '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to Allow Retail Marijuana Stores'). This amended ordinance will clear up some clerical errors and eliminate some residency requirements that have been ruled to be unconstitutional.

New 10-year AGC Operating Agreement and authorization to allow CVA to build, own and operate a standalone training facility adjacent to the AGC (at their cost): We may have copies at the meeting of two draft new 10-year AGC operating agreements between the Town and CVA. One for a new 10-year AGC operating agreement only and one to also include authorization for the proposed new CVA training facility. These will be voted upon at the annual March Town meeting.

Proposed new Par 3 walking golf course: Sugarloaf is filing a D.E.P. permit application on or about December 22. They are conducting a D.E.P. required Public Informational Meeting via zoom from 6:00 p.m. to 7:00 p.m. on December 20th. Please see attached notice for more information. Please note that the golf course project is probably a 2025 project and there will not be a proposal for Town involvement in this project for consideration at this upcoming March Town meeting. It appears that Sugarloaf will be engaged in an extensive project in 2024

on this (their land) proposed walking golf course site to build an approximate four-million-gallon pond and a pumping station. The pond will be used for snowmaking, golf course irrigation and a portable water source.

7. DISCUSSION OF INFLATIONARY INCREASES FOR TOWN EMPLOYEES FOR 2024: In 2023, all full-time Town employees received a \$3,000 inflationary increase. In the past, the Board has recommended salary adjustments by alternating each year between recommending the same dollar amount for each employee followed by a percentage amount the following year. The latest Consumer Price Index Rate for the Northeast (CPI-U—through November) is 2.5%, down from a high of 6% in January. We will provide a spreadsheet at the meeting that shows the 2.5% increase in wages for all employees. The Select Board however, makes the recommendation regarding annual inflationary and merit or step increases which then goes to the Budget Committee.

8. THE TOWN MANAGER WISHES TO DISCUSS HIS RETIREMENT PLANS WITH THE BOARD.

9. POSSIBLE CONSIDERATION OF MERIT OR STEP INCREASES FOR EMPLOYEES: If the Board wishes to discuss these increases the Board can chose to go into Executive Session (by citing Title 1, Section 405 6 (A)). The Board would need to vote to then come out of Executive Session to then vote on any recommendations.

**Minutes of the Carrabassett Valley Select Board Meeting
December 4, 2023**

Location: Town Office conference room
Time: 4:30-5:15
Board Present: Karen Campbell, Lloyd Cuttler, Bob Luce; Jay Reynolds
Board absent: John Beaupre
Others Present: Dave Cota, Susan Davis, Tom Cromwell, Tim Gerencer, Sasha Lennon, Adam Platz and Joel Pepin.
On Zoom: Mike Wing, Annie Twitchell,

Chair Bob Luce opened the Monday, December 4 meeting of the Carrabassett Valley Select Board at the Town Office conference room at 4:30. After passing along payroll and expenditure warrants, the Board approved the warrants and *then made a motion to approve the November 13th minutes, moved by Jay, seconded by Karen Campbell. The motion passed unanimously.*

Public Hearing for license renewal

Luce opened the public hearing for the renewal of a marijuana retail store license for JARCO CV, LLC, doing business as Jar Cannabis Co. at 1221 Carrabassett Drive, in the new Judson's Plaza. Town Manager Dave Cota noted that the code enforcement officer has approved the certificate of occupancy in the new construction and that this was a license renewal. A certificate of occupancy is required for a license; the first license had been issued to allow the proposed retail store to proceed with construction. Owners Adam Platz and Noel Pepin were present to report that everything is on track including a management and staff team for an opening in a few weeks, hopefully before Christmas. *Jay Reynolds moved approval of the license renewal request, seconded by Karen Campbell. The motion passed unanimously.*

Mike Wing Proposal

Long-time second homeowner in Carrabassett Valley Mike Wing has made a proposal to the Select Board regarding the Penobscot Indian Nation (PIN) ownership of c. 24,000 acres of Carrabassett Valley, approximately half the Town. Wing noted that the nationally based Trust for Public Lands, which managed the purchase of Crocker Mountain for Carrabassett in 2013, is proposing to raise \$32,000,000 to purchase 31,000 acres of ancestral Indian land near the East Branch of the Penobscot River that they intend to transfer to the PIN.

Wing suggests the Town ask the PIN if they would be interested in selling their land to the Town, maybe to help with the TPL proposal or even to buy additional ancestral land near, possibly contiguous to, the proposed TPL purchase. All understood that it was critical that the PIN be a willing seller, an uncertain proposition noting the strained relations with the PIN over the last several years of the debate over sovereignty.

Wing suggested a 30-year bond could be amortized with wood harvesting. Lloyd Cuttler asked if the Land for Maine's Future might be able to help, which Cota thought possible. Cota added that the concept of buying the land has been considered in the past. All agreed that if this request made it will be done so respectfully and with good intentions.

For an action item all agreed that Cota would draft a letter of interest to the PIN to be discussed at the next Select Board meeting.

Town Park Riverbank Project.

At the Board's request, Cota approached Les Jordan of Jordan Excavation about the section of the riverbank directly north of the park bays to deal with some crumbling concrete slabs that have collapsed over the years from the foundation of what was part of an old mill. He agreed that the foundation of the existing park bays is solid and shouldn't be disturbed.

Jordan thought c. \$20,000 consisting of breaking up some of the slabs and adding large jagged rip-rap to approximately 60' of the shoreline to help support the riverbank might be advisable. A former member of the Planning Board, Lloyd Cuttler added that as long as this were done with the far-less involved permit-by-rule, he would agree but that if the Department of Environmental Protection got fully involved, it would easily go to or over \$100,000.

Cota agreed to confirm permitting requirements on this as soon as CEO Chris Parks gets back from vacation.

Public Hearing for proposed ordinances and ordinance amendments, etc.

The Planning Board needs to schedule public hearings for proposed zoning changes, including Shoreland Zoning, and for a Contract Zoning amendment to the ordinance in order to submit articles for the Warrant for the March Town Meeting. They anticipate holding such a meeting the first or second week in January.

The Select Board also needs to hold a public hearing to correct clerical errors in the Town's 'Marijuana Retail License Ordinance' and to reflect recent changes in state law, particularly in regard to residency requirements, determined to be unconstitutional because it violates the 'dormant commerce clause.' Cota suggests holding the hearings together.

Cota then reviewed the current suggested changes to the 'Retail Marijuana Retail License Ordinance and suggested the proper name would now be '2024 Amended Carrabassett Valley Marijuana Business Licensing Ordinance to Allow Retail Marijuana Stores'. Noting that only retail stores were allowed in Carrabassett, the Board agreed to leave in definitions of what is not allowed for simplicity's sake, should they be approved at a later date.

Review of all town expenditure and expense accounts.

In preparation for budgeting, the board then did a page-by-page review of expenses and income for fiscal year 2023. Cota brought the Board's attention to items that needed possible explanations, as in reserve accounts, grants, items out to bid, state requirements, etc., noting that the Town is in good financial shape. Among items on the income side, he noted that more families have come into Town, that the recreation program is very successful with waiting lists, that State revenue sharing is good. The Town will no longer be the fiscal agent for the Housing Coalition, which takes over its money by the end of the year.

Next Meeting December 18

Karen Campbell moved to adjourn, seconded but Jay Reynolds and approved unanimously 4-0.

Respectfully submitted, Susan Davis, Secretary

Dave Cota

From: Butler, Tom <tbutler@sugarloaf.com>
Sent: Friday, December 15, 2023 7:44 AM
To: towncvtm@roadrunner.com
Cc: DBOWKER3@roadrunner.com
Subject: FW: nordic trail development

Dave,

I'm developing this further with assistance from some others but please let me know if you need more than this. feel free to use whatever you need for your agenda if you feel it's good enough.

Thank you,

Tom

From: Butler, Tom <tbutler@sugarloaf.com>
Sent: Friday, December 15, 2023 6:51 AM
To: Butler, Tom <tbutler@sugarloaf.com>
Subject: nordic trail development

The concept of this project would be to widen the existing 2.5 Nordic race trail as well as develop a 2nd loop that was designed to create a full 5k loop but was never executed. Widening and development would accomplish several things:

1. Homologation - Work would bring us back into compliance with Homologation standards which would allow us to attract and host larger profile races
2. Youth development - the ability to hold more and larger events introduces local and other youths to Nordic skiing.
3. Infrastructure upgrade like trail renovation / development prepares the trail for the potential of adding snowmaking to the network.

Homologation - When our Race trail was developed by veteran trail designer John Morton, the specs with regards to lengths, widths, climbs and overall design were within the standards that allowed for certification (aka homologation) to host sanctioned nordic races on a regional and national level. Over time, standards have changed to allow for safety considerations and improvements to equipment and athlete conditioning. As a result, our once homologated trail is no longer in compliance with standards which prevents us from hosting those races which we were once known for and that put the Outdoor Center prominently on the Nordic map.

When applying for races, on the application, the number one question is whether the course is homologated. Having a full, 5k homologated race course would allow us to attract races such as but not limited to, NENSA regional races, NCAA Nationals as well as Maine High School state championships.

Youth Development - Having a high caliber course and higher profile races provides aspirational goals for our and Maine kids in the same way having a nationally recognized alpine race trail inspires

youth. Sugarloaf's alpine racing heritage has been anchored to the Narrow Gauge trail with generous support from the Sugarloaf ski club. The pipeline of alpine athletes from youth programs to the regional, national and international stage has been full and flowing for years. We want the same for Nordic. There are over 800 children currently enrolled in season long programs at Sugarloaf, less than 15 of those children are Nordic or .018%. Development of these trails and future infrastructure upgrades aren't for our current nordic skiers, although they and others would be beneficiaries, it's really an investment in our future nordic community.

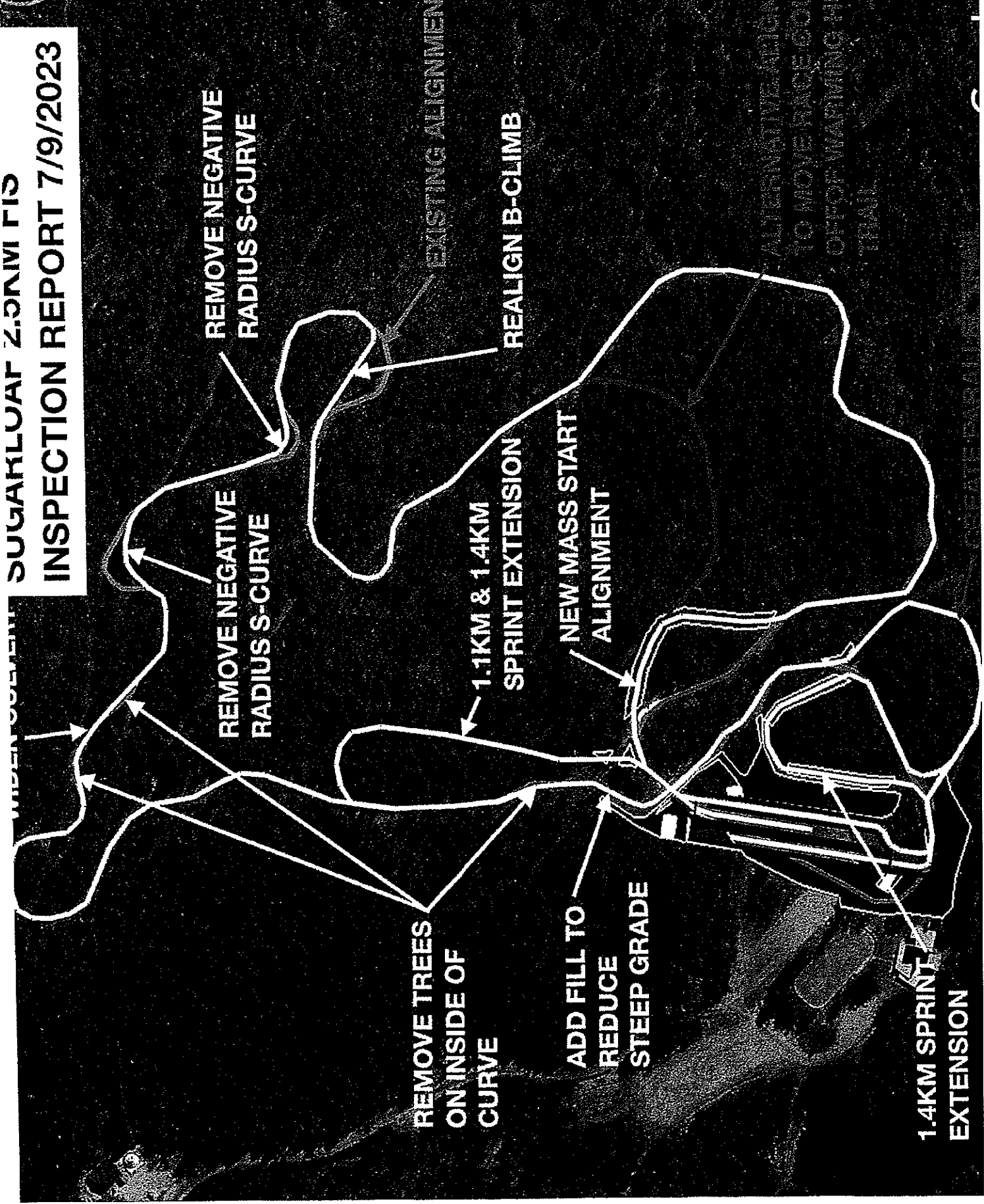
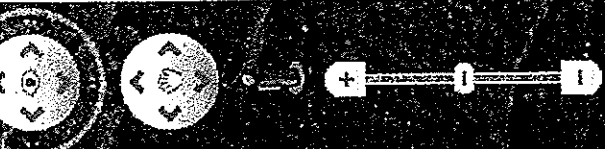
Infrastructure - Renovation and development of the race course sets the stage for future development as originally designed by John Morton back in 2009. The Town and John's vision had this project and others on their radar to help create a full complement of race trails that offers numerous options for race scenarios. This work would also prepare the trails for snowmaking which is something that would bring us into the top echelons of nordic centers in the East. In addition on race applications asking whether we are homologated or not, the next question is usually whether our facility has snowmaking. It's a feature that, in the coming seasons will be critical to the health and longevity of our operation in exactly the same way it is for alpine operations at mountains everywhere. This trail project would set the stage for these upgrades when possible.

Thank you,

Tom

**SUGAKLUAF 2.0KM FID
INSPECTION REPORT 7/9/2023**

WIDEN COULET



REMOVE NEGATIVE RADIUS S-CURVE

REMOVE NEGATIVE RADIUS S-CURVE

REMOVE TREES ON INSIDE OF CURVE

ADD FILL TO REDUCE STEEP GRADE

1.1KM & 1.4KM SPRINT EXTENSION

NEW MASS START ALIGNMENT

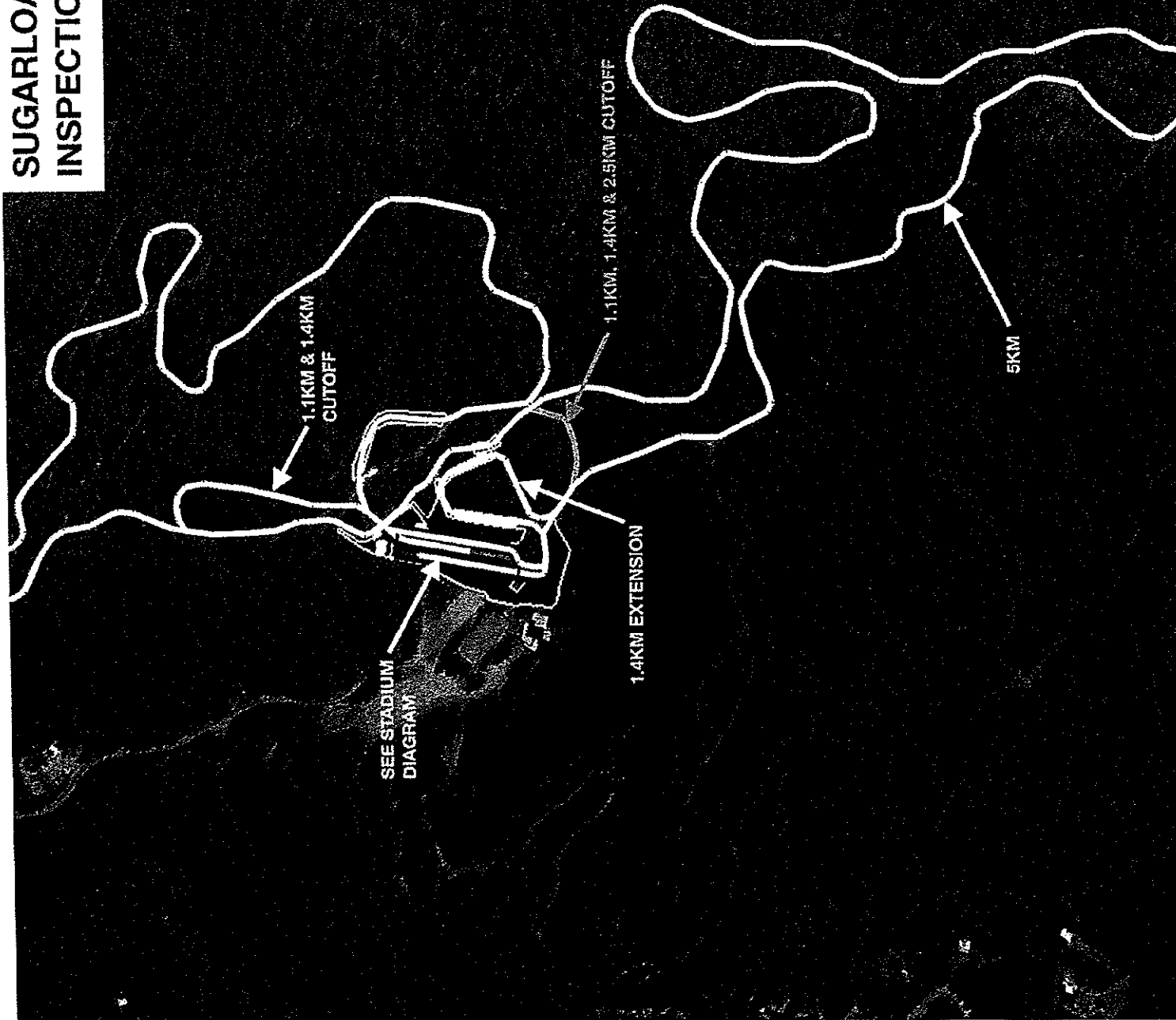
EXISTING ALIGNMENT

REALIGN B-CLIMB

1.4KM SPRINT EXTENSION

ALTERNATIVE ALIGNMENT TO MOVE RACE COURSE OFF OF WAHNING HUT TRAIL

**SUGARLOAF FIS 5KM-A TRAIL
INSPECTION REPORT 7/9/2023**



Dear Chief Francis and the Tribal Council:

It has been a while since our community has had open communication with the Penobscot Nation and we would love to see if we could heal what was a wonderful relationship. We are pleased to see so many positive things happening for your Nation and would like to help if we can.

We have been asked by a member of our community if our Select Board would respectfully ask the Penobscot Indian Nation if the Nation would be interested in selling the Nation's Carrabassett Valley lands to the Town. With our utmost respect for the Nation, we wish to ask the Nation's representatives if there is interest in discussing this. This request is also prompted in light of the recent announcement that the National Trust for Public Lands is in the process of a major fund-raising effort in which the Penobscot Nation will acquire 31,000 acres of ancestral land in the Penobscot River watershed.

While we understand that the Trust is providing the funding for this significant ancestral land acquisition, we respectfully ask if a sale of Carrabassett lands would be beneficial for the Nation to consider as this may be a unique time for the tribe to add even more acreage to that new parcel or to use the revenue for other purposes it wishes.

Again, with our utmost respect for the Nation, if there is interest in discussing the sale of the Nation's Carrabassett Valley lands to the Town or, more importantly, in renewing our relationship please contact us. Thank you for your consideration.

Sincerely,

Carrabassett Valley Select Board

Update on 2023 Town of CV Work Plan

(An annual plan is usually developed after the March Town meeting and then reviewed in December which also aids the following year budget process).

The Plan is developed in addition to normal day to day operations

Continue to hopefully work on relations with the Penobscot Indian Nation, *Unfortunately, not much communication in 2023. We continue to monitor State Tribal legislation as it may pertain to CV.*

Outdoor Center:

Complete large facility painting project and building repairs: *Completed.*

New EV Charger(s) at the Outdoor Center and related grants: *Completed; waiting for final grant funding.*

Outdoor Center Nordic Ski Wax Building Replacement: *Currently being completed.*

Hydrology Study for Outdoor Center Pond:

Consultant almost completed this study to determine the sustainability (and necessary permitting needed) for using water from the Outdoor Center Pond for an eventual potential snowmaking project at the Center. Update: Grant funding for an eventual project does not look as promising as initially thought (Approx. \$1.5K project).

Recent discussion with Sugarloaf concerning a project to develop 2.5-kilometer addition to the Nordic ski race course. *Ongoing; could lead to grant proposal in 2024.*

Mountain Bike Trail Related:

Continued Mountain Bike Trail Development:

Some work completed on Stoney Brook Trails (not as much as anticipated due to lack of equipment operator).

Additional trail signage completed.

Also, Trail Committee getting close to selection of a new location for a "pump track"; project anticipated.

Stoney Brook parking lot project (in Wyman Township) for access to the mountain bike trails:

Completed using Club, County T.I.F. and State funding.

Committee working on additional winter fat bike trail locations.

2023 Golf Course and related Capital Maintenance Projects:

Completed painting the Club House Building and completing some capital repair Projects.

There was \$150,000 in the golf course reserve fund at the start of 2023. The Town and Sugarloaf appropriated \$45,000 each making \$240,000 available in 2023. The Golf Course Greens Committee recommended approximately \$160,000 in course capital improvements and repairs in 2023. \$49,275 was expended for cart path paving, \$21,885 for green covers and \$18,330 for materials for a new Greens Nursery for a total of

\$89,490 expended leaving approximately \$150,000 in the Reserve. No drainage or irrigation system projects were able to be completed this year.

New Town Comprehensive Plan: (Comprehensive Plan Committee).

Consultant was Selected and Committee has met twice and project moving forward.

Property Tax In-house revaluation: *Town Assessor completed the first phase of "market adjustment" of property values; second phase to be completed in 2024.*

Airport Related:

Seeking Development of a 10-unit airport hangar project: development proposals sent out with no success. This is a difficult project to move forward as the developer is asked to take risks in selling the units. May have to look at development of two four-unit t-hangars as demand dictates.

Three new box hangars leases signed; two hangars constructed in 2023.

New Airport Crack Sealing Project and Grant:

F.A.A. grant approved for \$132,200. Town to be responsible for approximately \$16,215 (\$6,610 as the 5% share and approximately \$9,605 in ineligible grant funding to fix a significant "frost heave" pavement issue near existing hangars). Contractor unable to get to the project in 2023; will happen in 2024.

Closed Out (2) Previous Airport Projects in 2023.

Need to complete an agreement for use of common septic and well for the new hangars.

Town Park Projects: (Recreation Director/Committee)

Buried propane tank removed; new tank installed and gas line changed the ambulance service portion of the Town Office building. New walkway to pavilion? (not completed).

New awnings for the pool purchased, trees planted new tennis court.

Repair/Replace seating area/wooden plant container at edge of riverbank: Completed.

Tree removal project also completed in Town Park.

2024: Possible shoreland bank stabilization project? Also, tree planting project?

AGC: (Recreation Director and AGC Committee involved).

Still looking at replacing damaged siding and also researching replacement of the AGC Boilers.

CVA is Proposing to build and own an indoor facility adjacent to the AGC. Committee is reviewing new 10-year AGC operating agreement and an agreement to allow for this new CVA facility.

Regional Employee Housing Initiatives: *Regional Non-profit formed and Franklin County T.I.F.*

funding approved to help the Coalition move forward with projects. A lot of progress made by this regional non-profit. Town of Kingfield vote in the near future to determine if contract zoning proposal for specific housing project will be accepted.

A Contract Zoning Ordinance is near completion for our Town voter consideration that could aid future Housing development proposals in CV.

Town Public Lots:

Project Canopy Grant Reimbursement and payment for Forest Management Plan (Jones Lot).
Waiting for grant funds.

2023 and 2024 wood harvesting on public lot: *Too wet to harvest in 2023. Plan was outlined in the latest Forest Management Plan (and shown in the 2022 Town Report).*

Fire Department:

New "mini pumper" Fire Truck: *Truck recently delivered and paid for. Some small equipment items will be purchased soon.*

Bus/Shuttle Bus Wash Facility to be owned jointly by the Town and Sugarloaf (to serve the Sugarloaf:

Explorer, Sugarloaf Shuttle buses and some Town vehicles). Currently, two years of funding (\$300,000) and proposed additional \$150K funding (\$75K each from Town and Sugarloaf) in 2024. A site is tentatively selected on Sugarloaf land. Committee is developing a concept plan and budget for an eventual project. To build a good facility this project will likely cost over \$1M.

Other:

Town Office: *New copier and new phone system: purchased and installed.*

Finish Library Log project:

A small amount of additional work needed? Not completed in 2023.

Net energy billing for Town electric bills: *Due to new State regulations, the Town is not eligible net energy billing from the Sanitary District solar project.*

Larger projects in various planning phases:

Par-3 "Walking Golf Course": *This is now looking like a 2025 project with potential Town involvement with funding the project. Sugarloaf has spent considerable resources with the design and permitting for this project at their expense. If permitting is allowed the current plan is for them to build a four-million-gallon pond on what would be the golf course along with a pumping station for snowmaking and golf course irrigation in 2024 considerable cost to Sugarloaf.*

Snowmaking project at the Outdoor Center: *Grant funding for this project does not look as promising as initially thought.*

Construction of a roof over the Outdoor Center skating rink: *We were fortunate in having the University of Maine Engineering students provide an engineering study for an eventual Project. This April 2023 study provided cost estimates of \$3,398,100 for a timber structure and \$961,070 for a steel structure.*

Expanding the 2.5k Nordic Ski Race Course to 5K: *Given the unlikelihood of grant funding for a*

snowmaking project at the Outdoor Center there has been recent discussion with Sugarloaf about renewing interest in expanding the current 2.5-kilometer Nordic ski race loop by adding another 2.5K of race loop.

'Still Out There':

- Purchase of Dead River Land Adjacent to the Town Park.
- ADA compliance issues: G.C. Clubhouse and Outdoor Center.
- Caribou Pond Road: *Dam project no longer contemplated.*
 - *The bridges on this road which are on State owned land are in deplorable condition and remain a concern.*

Other??

- Short-term rental concerns: There was some discussion regarding this in 2023. We have collected ordinances from a few communities if there is a desire to look seriously at this issue.



December 8, 2023

**RE: Sugarloaf Mountain Corp. Par 3 Course Project
Notice of Public Informational Meeting & Notice of Intent to File**

Dear Abutting Property Owner:

Please take notice that Sugarloaf Mountain Corp., West Mountain Road, in Carrabassett Valley, Maine, Tel. (207) 237-2000, intends to file a Site Location of Development permit amendment application with the Maine Department of Environmental Protection, pursuant to the provisions of 38 M.R.S.A. §§ 481 thru 490, on or about December 22, 2023 (Anticipated Filing Date).

Sugarloaf Mountain Corp. is proposing to develop a new par 3 golf course at the Sugarloaf Mountain Golf Club located off West Mountain Rd in Carrabassett Valley, ME. The development will be located within the approximately 65-acre portion of land north of West Mountain Road, neighboring the existing Sugarloaf Mountain Golf 18-hole golf course.

Sugarloaf Mountain Corp. will conduct a PUBLIC INFORMATIONAL MEETING FROM 6:00 PM to 7:00 PM on December 20, 2023, online over Zoom. Representatives from Sugarloaf Mountain Corp. will be available to explain the project and provide the opportunity for questions. Participants may access the meeting at the following URL link:

<https://bit.ly/sugarloaf-course-project-meeting> (note: if manually typing, use all lowercase letters)

Or, visit <https://zoom.us/join> and enter
Passcode: 618385
Webinar ID: 863 5598 0066

If you prefer not to use Zoom or can't, you can dial into the meeting by using the following information:

Via one-tap mobile:
+16465588656,,86355980066#

Via telephone:
(646) 558-8656
Passcode: 618385
Webinar ID: 863 5598 0066

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

Public comments may be provided to DEP addressed to the Maine Department of Environmental Protection's Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333, where this application will be filed for public inspection. A copy of the application will also be available at the Carrabassett Valley Town Office. Questions about the Project may also be directed to Sean Hale, VHB (207) 536-2855.