

TOWN MEETING WARRANT 2025

STATE OF MAINE
COUNTY OF FRANKLIN, ss.

TO: Mark Lopez, Police Chief of the Town of Carrabassett Valley, in said county:

GREETINGS: In the name of the State of Maine you are hereby required to notify and warn the voters of the Town of Carrabassett Valley qualified by law to vote in Town Affairs to meet at the **Town Office on Wednesday March 12th, 2025 at eight (8:00) o'clock in the morning**, then and there to act on Article One.

The polls will open as soon as Article One has been acted upon and will remain open to vote on Article Two until **six (6:00) o'clock in the evening**. **We will reassemble at the Outdoor Center at Six Thirty (6:30) o'clock in the evening on Wednesday March 12th, 2025** to vote on all other articles, beginning with Article Three.

The Registrar of Voters gives notice that she will be in session during regular Municipal Office Hours. Registrations will not be accepted during the evening meeting.

Article 1. To elect a Moderator to preside at said meeting.

Article 2. To elect all necessary Town Officers as required to be elected by secret ballot.

Article 3. Shall the Town vote taxes due as October 1st, 2025 and the rate of interest to be charged on unpaid taxes as 7.5% percent per year and the date such interest commences as October 2nd, 2025.

Recommended by the Select Board

Article 4. Shall the Town vote to authorize the Select Board to sell and dispose of any Town owned tax acquired property on such terms as they deem advisable and execute release deeds in the name of the Town for such property.

Recommended by the Select Board

Article 5. Shall the Town vote to authorize the Municipal Officers to spend an amount not to exceed 1/4 of the 2025 annual budget during the period from January 1, 2026 to the March 2026 annual Town Meeting.

Recommended by the Select Board

Article 6. Shall the Town vote to raise and appropriate **\$600,190** for General Government Accounts as follows:

General Government Salaries	\$304,544
Town Office Operating Expenses	119,551
Assessing	54,050
Code Enforcement	78,542
Planning Board Expenses	16,703
Donations/Contributions & Contingency	<u>26,800</u>
Total:	\$600,190

Recommended by the Budget Committee

Article 7. Shall the Town vote to raise and appropriate **\$812,453** for the Town Protection and Town Insurance Accounts as follows:

Police Department	\$115,742
Communications and Sugarloaf Security	182,000
Fire Department Expenses	221,190
Fire Department Vehicle Reserve	40,000
Mountain Fire Station Expenses	35,500
NorthStar Emergency Medical Services	137,088
Animal Control and Shelter Services	2,019
Town Insurances	<u>78,914</u>
Total:	\$812,453

Recommended by the Budget Committee

Article 8. Shall the Town vote to raise and appropriate **\$484,489** for Recreation Programs and Facilities as follows:

Recreation Department	\$ 219,634
Operation of the Anti-Gravity Complex (AGC)	190,855
Alden MacDonald Junior Golf Program	5,000
Playground & Equipment Reserve	1,000
Pool Reserve	4,000
Town Park Reserve	10,000
Mountain Bike Trail Maintenance	10,000
Public Lots Mountain Bike Trail Development	5,000
Narrow Gauge Pathway Maintenance	<u>15,000</u>
Total:	\$460,489

Also, to approve transferring any remaining balance in the Narrow-Gauge Maintenance Account in 2024 to the Narrow-Gauge Pathway Reserve and to approve expending these funds for capital maintenance projects on this Pathway.

(Note: Offsetting AGC revenues of \$25,000 and \$110,000 for a total of \$135,000 are being requested in warrant article #24.)

Recommended by the Budget Committee

Article 9. Shall the Town vote to raise and appropriate **\$22,350** to be placed into the Recreational Endowment Reserve Fund and to place revenues from the Cell Tower Lease (estimated to be \$15,626) into this Reserve Fund and to see if the Town shall vote to expend the following amounts from this Fund for the following purposes:

Town Matching Funds for the Junior Golf Program	\$4,400
Town Matching Funds for Mountain Bike Club Grants and Donations <i>(For Trail Planning, Maintenance and Development)</i>	\$15,000
Town Matching Funds to assist the Non-Profit 'Longfellow Mountains Heritage Trails, Inc.' develop a multi-use people powered trail that, if successful, would extend from Kingfield to Coburn Gore.	\$ 2,500
Town Matching Funds to assist the Carrabassett Valley Outdoor Association in stocking the Outdoor Center Pond with fish.	<u>\$450</u>
Total:	\$22,350

(Note: Based on past practice, all expenditures from the Recreational Endowment Fund require at least a one-to-one match from the fund recipient and this will be required for each of these programs and projects. As of 12/31/24 there was \$471,073 in this Reserve Fund).

Recommended by the Budget Committee

Article 10. Shall the Town vote to authorize the Select Board to implement the recommendations of a Town Lot Forest Management Plan and to expend revenues received from the proceeds of the implementation of the plan for costs associated with forest management activities and maintenance and improvements to the Outdoor Center/Public Lot roads and bridges.

(Note: As of 12/31/24 there was an approximate deficit of \$55,053 in the Public Lot Reserve Account which is anticipated to be reimbursed through timber harvesting revenues in 2025).

Recommended by the Budget Committee

Article 11. Shall the Town vote to raise and appropriate **\$167,039** for Library Operations and Community Center Building Expenses:

Library Operations:	\$95,039
Community Center Building Expenses:	67,000
Community Center Building Reserve	<u>5,000</u>
Total:	\$167,039

Also, to place all unexpended funds in the Community Center capital improvement and maintenance account into the Reserve Account at year-end.

Recommended by the Budget Committee

Article 12. Shall the Town vote to raise and appropriate **\$66,000** to operate the Airport and **\$20,000** to be placed into the Airport Reserve and to also place anticipated 2024 Airport Lease Revenues (estimated near \$23,000) and related grant funds received into the Airport Reserve Fund and to use these funds for capital maintenance and improvements and the Town's share of approved airport projects.

Airport Operation	\$66,000
Airport Reserve	<u>20,000</u>
Total:	\$86,000

Recommended by the Budget Committee

Article 13. Shall the Town vote to raise and appropriate **\$97,100** for maintenance and plowing of Town roads, parking lots, street lights, and signage and to approve transferring anticipated M.D.O.T. funding (approximately \$4,000) and any unexpended Carriage Road maintenance funding into the Town's Highway Reserve Fund to be used for improvements to Town Roads.

Street Lights	\$1,800
Airport Trailhead (plowing, grading)	6,500
Road Plowing Contracts	62,800
Summer Road Maintenance	10,000
Clean-up Day	1,000
Street and House Signs	3,000
Carriage Road Maintenance	<u>12,000</u>
Total:	\$97,100

Recommended by the Budget Committee

Article 14. Shall the Town vote to raise and appropriate **\$87,600** for maintenance, and operation of the following Town facilities and related services:

Town Office Buildings	\$10,000
Town Park(s)	12,000
Town Office Building Expansion Reserve	35,000
Maintenance of the Information Center	9,000
Cemetery Maintenance	5,000
Seasonal Lighting	1,600
Directional, Educational, Safety Signage & Materials	<u>15,000</u>
Total:	\$87,600

Recommended by the Budget Committee

Article 15. Shall the Town vote to raise and appropriate **\$145,000** for Western Maine Transportation Services (Sugarloaf Explorer)?

Recommended by the Budget Committee

Article 16. Shall the Town vote to raise and appropriate **\$275,445** for operation of the Transfer Station and Recycling Services:

Transfer Station Operation	\$246,270
Recycling Program	<u>29,175</u>
Total:	\$275,445

Recommended by the Budget Committee

Article 17. Shall the Town vote to appropriate **\$60,000** for the Golf Course and Golf Course Club House Reserves and to expend these funds for capital maintenance repairs and improvements:

Golf Course Reserve Fund (to be matched by Sugarloaf)	\$45,000
Golf Course Club House Repair	<u>15,000</u>
Total:	\$60,000

Recommended by the Budget Committee

Article 18. Shall the Town vote to raise and appropriate **\$298,031** for Obligated Debt and to accept and expend additional payments of up to \$47,529 from Sugarloaf Mountain Corporation and \$11,025 from Carrabassett Valley Academy as their contractual share of Town debt service.

(Note: The Sugarloaf payments are related to debt service for golf course projects and the CVA payment is for debt service related to the 2016 new roof project at the Anti-Gravity Center).

Recommended by the Budget Committee

Article 19. To see if the Town will vote to raise and appropriate **\$356,240** as the Town's share of Employee Benefits and related requirements (approximately as follows):

Social Security	\$70,000
Employee Health Insurance	160,740
Maine State Retirement	65,000
Workers' Compensation	54,000
Unemployment Compensation	3,000
Health Insurance Pre-Tax Service	500
Paid Family Medical Leave	<u>3,000</u>
Total:	\$356,240

Recommended by the Budget Committee

Article 20. Shall the Town raise and appropriate **\$84,600** for the following Organizations:

CV Network (Elder Services)	\$2,000
Greater Franklin Development Corp	8,600
J.V. Wing Snowmobile Club	24,000
Maine Huts & Trails (for trail maint. and lot plowing match)	10,000
Maine's Northwestern Mountains (fka FABAA)	20,000
Sugarloaf Ski Club (for ski program scholarships)	<u>20,000</u>
Total:	\$84,600

Recommended by the Budget Committee

Article 21. Shall the Town raise and appropriate **\$15,000** for the following Town programs and services:

Town Scholarship Fund	\$13,000
General Assistance (to people in need)	<u>2,000</u>
Total:	\$15,000

Recommended by the Budget Committee

Article 22. To see if the Town will vote to carry the following Account Balances forward (as of Dec. 31st, 2024) and to expend these funds for said purposes:

<u>BALANCE FORWARD ACCOUNTS</u>	<u>2025 REQUEST</u>
AGC New Equipment (Town and CVA Funds)	26,646
Airport Fuel	7,757
Airport AWOS Project	3,425
Airport Crack Sealing	(12,199)
Alden MacDonald Jr. Golf Program	8,730
American Rescue Plan Act (ARPA)	4,575

ATV Club Matching Funds	16,621
December 2023 Bike Trail Flood Repairs	(28,975)
December 2023 NG Trail Flood Repairs	25,458
December 2023 Tennis Court Repairs	(34,834)
Fire Department Training Center	1,980
History Committee Project	3,295
Information Center (Bldg. Improvements)	4,637
Maine Huts & Trails Trail Development	4,269
May 2023 Flood	23,266
Mt. Bike Race	2,707
Mt. Bike Trail Planning	10,910
Mountain Bike Trail Signage	126
Northern Forest Center Grant	12,642
Outdoor Adventure Camp	6,133
Outdoor Center Bike Trail Development	21,685
Outdoor Center Fish Stocking	450
Recreation After School Program Grant	2,167
Recreation Department Sports	1,492
Recreation Program Transportation	5,000
Town Buildings Repairs/Improvements Account	21,311
Town Comprehensive Plan	39,631
Town Computers	5,789
Town Legal Assistance	14,407
Town Police Car Preserve	25,722
Town Police New Equipment	1,957
Town Scholarship Account	11,760
Town Website	\$ 725
USDA Mt. Bike Trail Grant	<u>(56,387)</u>
Total:	\$182,878

**Note: Negative amounts to be reimbursed by federal/state grants*

Recommended by the Select Board

Article 23. To see if the Town will accept the full amount awarded from the categories of funds listed below and provided by the Maine State Legislature:

State Revenue Sharing	Estimated at	\$35,000
Tree Growth Reimbursement	“	20,000
Local Road Assistance Program	“	4,160
Veteran’s Exemption Reimbursement	“	<u>250</u>
Total:		\$59,410

Recommended by the Budget Committee

Article 24. To see if the Town will vote to expend as much as the following revenues from the following accounts to reduce the property tax commitment:

Unappropriated Surplus	\$250,000
State Revenue Sharing	35,000
Excise Tax Collections	230,000
Boat Excise Tax Collections	1,800
Interest on Taxes and Lien Fees	8,000
Cash Investments	30,000
Town Clerk Fees	5,800
Building and Plumbing Fees	10,000
Ambulance Service Rent	12,000
CVA AGC Reimbursement	25,000
AGC Revenue	115,000
Pool and Swim Lesson Fees	5,500
State Tree Growth Tax Reimbursement	20,000
Cable TV Franchise Fees (net)	32,000
Library and Community Center Revenues	2,000
Transfer Station Revenue (metal)	1,500
Police Department Revenues	<u>1,500</u>
Total:	\$785,100

Recommended by the Budget Committee

Article 25. To see if the Town will vote to authorize the Select Board to contract with Snowfields Productions (operator of WSKI-TV Channel 17) to expend up to 50% of Town revenues received from Cable TV Franchise Fees to provide a Town of Carrabassett Valley marketing and promotional program on terms and conditions the Board deems to be in the best interest of the Town.

Recommended by the Budget Committee

Article 26. To see if the Town will vote to authorize the Select Board, on behalf of the Town, to apply for, accept, and expend Federal, State and other sources of grants and revenues for Town purposes during the fiscal year 2025 and to authorize the Select Board to enter into agreements to implement grant awards. This does not include any monetary local match the Town may need for these grants, except where the grant includes a local match as part of the grant award.

Recommended by the Select Board

Article 27. To see if the Town will vote to appropriate funds from Overlay for abatements and over drafts.

Recommended by the Select Board

Article 28. To see if the Town will vote to accept a gift of property consisting of 37 acres of land between the Sugarloaf Access Road, West Mountain Road, and the Sugarloaf Golf Course Club House as depicted in the map of the course and described in metes and bounds on Exhibit A to the Agreement; and to approve the issuance of a general obligation bond and notes in anticipation of such bonds of up to a principal amount of \$6,000,000, and appropriate the proceeds of such bonds and notes for the purpose of financing costs associated with developing a town-owned, Sugarloaf-operated nine-hole golf course proposed as the "Sugarloaf Short Course" and described more particularly in Warrant Addendum A, including, but not limited to site preparation such as the clearing of trees and debris and installation of storm mitigation and golf course infrastructure, hereby authorized, with the bonds and notes to be issued with or without call provisions and with such dates, maturities, denominations, interest rate(s), redemption provisions and other details (including provisions that the bonds may be subject to call for redemption with or without premium) as the Municipal Officers shall determine (total estimated annual debt service of \$448,221 toward principal of \$6,000,000 and estimated interest of \$2,963,769 over 20 years beginning at 3.43%) and to accept any monetary or in-kind donations and grants for this project.

Note: Information regarding the proposed project is included in Addendum A which is on file and may be reviewed in the Town Office, on the Town's website at www.carrabassetvalley.org, or at the polling place prior to voting.

Recommended by the Select Board

Article 29. To see if the Town will vote to appropriate \$55,000 from Town undesignated surplus to study the feasibility of constructing a multi-use building, to be used for indoor Pickleball and other purposes, adjacent to the Anti-Gravity Center, beginning with a review of environmental suitability and, if suitable, also including planning related to the parking lot, associated impacts, and building engineering design, with study efforts coordinated by the Town Pickleball Facility Exploration Committee, and to create the Pickleball Facility Capital Reserve and authorize the Committee to solicit and accept funds on the Town's behalf for deposit in said Reserve, with acceptance of funds ratified at future town meetings, disbursement of all appropriated funds subject to Select Board discretion pursuant to town meeting approval, disbursement of all solicited funds subject to Select Board discretion, and any funds remaining unused by the year 2035 returned to any donating party who requests in writing to the Town Manager the return of their donation?

Note: It is estimated that the \$55,000 will be expended approximately on wetland delineation (\$3,000), site plan engineering and permitting (\$35,000), mailings (\$5,000), contingency (\$11,000) and seed money (\$1,000).

Recommended by the Select Board

Article 30. To see if the Town will vote to appropriate \$35,000 from Town undesignated surplus to be placed into the Town Office Expansion Reserve for further study of a rehabilitation or reconstruction of the Town Office building?

Note: This appropriation will bring the Town Office Expansion Reserve to roughly \$70,000. The expectation is that the engineering study will cost up to \$50,000, and the remaining balance may need to be used as a match for any grants that may be identified to assist with this project. The intention is to present a menu of several re-design options to the Town's voters in advance of the March 2026 town meeting, to provide feedback for the Select Board's consideration as it crafts a specific proposal for town meeting approval.

Recommended by the Select Board

Article 31. Shall an ordinance entitled, "Residential Sprinkler Ordinance of the Town of Carrabassett Valley, Maine", as depicted in Warrant Addendum C, be enacted?

Note: This Ordinance is proposed to enable enhanced fire suppression in steep areas off the Sugarloaf Access Road that are difficult for firefighting trucks to access.

Recommended by the Planning Board

Article 32. Shall an ordinance entitled, "Zoning Ordinance of the Town of Carrabassett Valley, Maine as adopted by the Town Meeting June 30, 1992 and as amended thru June 2024", as depicted in Warrant Addendum D, be enacted?

Note: The proposed changes revise language within Article V – Nonconformance, by clarifying the process for which an applicant can seek Planning Board conditional approval to demolish a nonconforming structure and replace it with a new structure. Additionally, reference changes throughout the ordinance are proposed to be revised from "he" and/or "she" to become 'they'.

Recommended by the Planning Board

Article 33. To ensure that all Carrabassett Valley students have access to an exemplary, innovative, and sustainable pre-K-12 education, shall the Carrabassett Valley School Committee be authorized to (i) establish a non-lapsing Capital Reserve Fund for capital improvements, maintenance, and/or construction including school facilities of partnering school administrative units; and (ii) transfer up to \$250,000 from currently available fund balances to said reserve fund. Voter approval will be required for the School Committee to expend from said reserve fund.

Note: For each of the next four school years, the School Committee intends to include \$250,000 in the annual school budget to transfer to said reserve fund.

Recommended by the School Committee

Article 34. Shall the voters of the Town of Carrabassett Valley designate a municipal tax increment financing district pursuant to Title 30-A, Chapter 206 of the Maine Revised Statutes to be known as the “Town of Carrabassett Valley West Mountain Development and Tax Increment Financing District” (“the District”) in accordance with the resolution approved by the Select Board on February 24, 2025 attached hereto, including the findings set forth therein; adopt the Development Program for such District as presented to the Town Meeting; and authorize the submission of the Development Program to the Maine Department of Economic and Community Development with technical revisions as may be necessary?

Description: The proposed Town of Carrabassett Valley West Mountain Development and Tax Increment Financing District (“the District”) would consist of approximately 262 acres located in two distinct tracts, one including the developable lots of the West Mountain Expansion and the adjacent area proposed for the Sugarloaf Short Course, a second tract including the parcel commonly referred to as the Boneyard off of Route 27 adjacent to the north and south branch of the Carrabassett River, as depicted in the map of the District made publicly available for the March 10, 2025 public hearing. The development program for the District proposes to provide financial support to a number of Town economic development projects and programs, including town facilities, economic development projects, trail improvement, and housing. The percentage of new taxes to be captured by the Town if the proposed 30-year program is approved is 100% for years 1-30.

Recommended by the Select Board

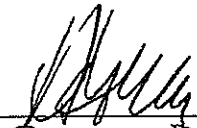
Article 35. Shall the Town vote to establish a non-lapsing Capital Reserve Account for Mountain Bike Trail Development and Improvement, and to appropriate into said Account the remaining 2024 balance in the Mountain Bike Trail Development and Improvement Account [up to \$102,886], subject to the two following conditions: (1) Approval of the municipal officers and the officers of the Carrabassett Region chapter of the New England Mountain Bike Association [CRNEMBA] and any successors thereto shall PRECEDE any expenditures from said Account, and (2) in the event of the dissolution of CRNEMBA and any successors thereto, expenditures shall be subject to a vote of the municipal legislative body; and shall the Town further approve authorizing the Select Board and CRNEMBA Board to coordinate the expenditure of Account funds for projects related to bicycle trail connectivity, development, improvement, maintenance, and safety?

Note: CRNEMBA has matched Town trail development and improvement funds for over a decade. Both entities continue to seek grant funding for trail development work. The Town and CRNEMBA wish to reserve currently accumulated funds for future use in the event grant funding becomes less attainable.


Article 36. Shall the Town vote to carry forward for expenditure in 2025 the remaining 2024 balance in the Mountain Bike Trail Development and Improvement Account [up to \$105,000]?

Note: PASSAGE of this Article is ONLY recommended in the event Article [A] was rejected. If Article [A] was approved, this article should be SKIPPED.

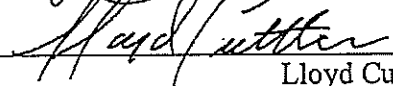
Given under our hands this 24th day of February 2025.



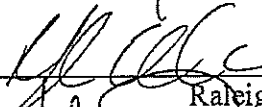
Robert Luce



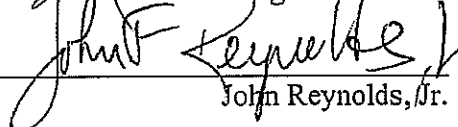
Karen Campbell



Lloyd Cuttler

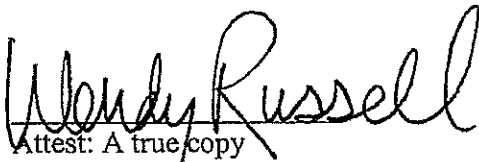


Raleigh Ehrlenbach



John Reynolds, Jr.

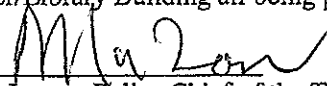
Select Board
Town of Carrabassett Valley



Attest: A true copy
Wendy Russell
Town Clerk

CONSTABLES RETURN

Pursuant to the within warrant, directed to me, I have notified and warned the Inhabitants of Carrabassett Valley, in the County of Franklin and State of Maine, qualified by law to vote in Town affairs, to assemble at the times and places and for the purpose within named by posting on the 26th day of February 2025 attested copies of the within Warrant and copies of the proposed ordinances at the Carrabassett Valley Town Office, Ayotte's Store, and the Town of Carrabassett Valley Community Center/Library Building all being public and conspicuous places in the Town of Carrabassett Valley.



Mark Lopez, Police Chief of the Town of Carrabassett Valley

**WARRANT ADDENDUM A
CARRABASSETT VALLEY 3.12.25 TOWN MEETING**

January 27, 2025

Town of Carrabassett Valley
1001 Carriage Road
Carrabassett Valley, ME 04947
Attn: Garrett Corbin

RE: Par 3 Golf Course, West Mountain Road, Carrabassett Valley, Maine

Dear Select Board:

This Letter of Intent sets forth some of the terms and conditions pursuant to which Sugarloaf Mountain Corporation (“Operator”) may be willing to sell to and leaseback from the Town of Carrabassett Valley (“Town”) approximately 37 acres of undeveloped land adjacent to the existing 18 hole golf course located off West Mountain Road in the Town (the “Existing Golf Course”) for the joint development of a par 3 or “short” golf course (the “Project”), to be utilized by customers of Operator, residents of the Town and the general public. The general terms under consideration by Operator and Town include, but are not limited to, the following:

Property:	+/- 37 acres of land currently owned by Operator, located along West Mountain Road in the Town, and adjacent to the Existing Golf Course, comprising a portion and a portion only of Town Tax Map 15, Lot V-1 and Town Tax Map 1B, Lot 18, and as more particularly depicted on Exhibit A attached hereto and made a part hereof, said land to be surveyed by a licensed surveyor of Operator’s choosing and more particularly described as set forth in a metes and bounds legal description provided by said surveyor (the “ <u>Property</u> ”).
Use:	The Project shall include the development of a par 3 or “short” golf course, which course shall be designed to include water features sufficient to satisfy Maine Department of Environmental Protection stormwater management permit requirements in the form of stormwater drainage ponds, as well as snowmaking ponds and water line infrastructure for Operator’s use and use by the Sugarloaf Water Association (the “ <u>Water Association</u> ”), all as approved by the Town Planning Board and by Operator, and as generally depicted on Exhibit A attached hereto and made a part hereof. The Project shall be operated by Operator, and shall be utilized by customers of Operator, residents of the Town and the general public.

**WARRANT ADDENDUM A
CARRABASSETT VALLEY 3.12.25 TOWN MEETING**

<p>Project Financing:</p>	<p>Town shall seek the approval of its voters (“Town Approval”) to authorize the Town to issue general obligation bonds in an amount up to \$6,000,000 to finance the construction of the Project, including associated stormwater infrastructure, but excluding snowmaking infrastructure (the “Bonds”).</p> <p>Operator shall oversee said construction of the Project and shall construct all associated snowmaking infrastructure, including snowmaking ponds, utilizing its own capital or private financing, in Operator’s sole discretion.</p>
<p>Public Purpose:</p>	<p>Operator and Town hereby acknowledge and agree that issuance of the Bonds and development of the Project will provide a substantial public benefit to the Town and constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town as follows: The Project will promote and encourage increased flow of commerce in Carrabassett Valley and the region; the Project will help to maintain current jobs and to enhance additional employment opportunities in Carrabassett Valley and the region; the Project will improve the economy of Carrabassett Valley and the region; the Project will expand the Town’s tax base; and residents of the Town shall be afforded discounted rates for use of the Project, thereby supporting community access to outdoor recreation and amenities.</p>
<p>Conveyance Structure:</p>	<p>Operator, as Seller, and Town, as Purchaser, shall negotiate a mutually acceptable Purchase and Sale Agreement (the “Agreement”) for the sale of the Property to the Town at a purchase price of \$1.00, said Agreement to be prepared by Operator’s attorney and subject to review and approval by Town’s attorney, such Agreement to be executed within ___ days of the Town Approval.</p> <p>Conveyance of the Property to the Town shall be subject to i) a retained easement for the benefit of the Operator, its successors and assigns, to install, construct, repair, replace and maintain snowmaking infrastructure, including but not limited to snowmaking ponds, water lines and a pump house and ii) an easement to the Water Association for the installation, construction, repair, replacement and maintenance of a pump house on the Property.</p> <p>Operator, as Tenant, and Town, as Landlord, shall negotiate a mutually acceptable Lease for the Property (the “Lease”) prepared by Operator’s attorney and subject to review and approval by Tenant’s attorney, such Lease to be executed within ___ days of the Town Approval.</p>

**WARRANT ADDENDUM A
CARRABASSETT VALLEY 3.12.25 TOWN MEETING**

Lease Economics:	Rent shall be comprised of the following costs, payable by Operator on the terms and conditions set forth in the Lease: i) all real and personal property taxes assessed to the Property and the Project; ii) all costs of operation and routine maintenance at the Property and Project; and iii) an annual capital reserve contribution in the amount of \$10,000 per year.
Lease Term:	___ Years
Lease Extension Rights:	___ additional ___ year extension terms exercisable within six (6) months of the then current lease expiration.
Project Construction Timeline:	Anticipated Construction Commencement: Summer 2026 Anticipated Construction Completion: Summer 2028
Non-Binding	It is agreed that this Letter of Intent does not and shall not constitute an offer to sell or lease the Property and shall in no way be binding upon the parties. This letter is an expression of the basic terms and conditions to be incorporated into a formal Agreement and Lease. The Parties shall not be contractually bound unless and until they execute a formal Agreement and Lease, which Agreement and Lease must be in form and content satisfactory to Operator and Town, and their respective counsel, in its and their sole discretion. This Letter of Intent shall be governed by Maine law.

We look forward to the possibility of creating a dynamic project for the benefit of the Sugarloaf community and the Town of Carrabassett Valley.

Very truly yours,

Karl Strand,
General Manager,
Sugarloaf Mountain Corporation

ACKNOWLEDGED and AGREED to the provisions and terms stated above as of the _____ day of _____, 2025.

TOWN OF CARRABASSETT VALLEY

By: _____
Name: _____
Title: _____



**Town of Carrabassett Valley, Maine
Town Treasurer's Financial Statement
For Golf Course Bond**

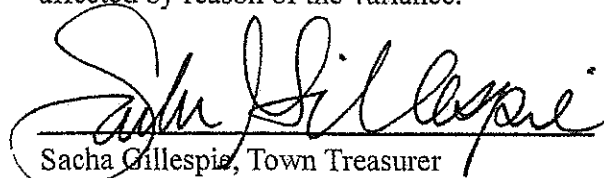
February 24, 2024

WARRANT ADDENDUM B

Financial Statement: The following financial statement applies to Article 28 of the 2025 Town Meeting Warrant. The issuance of bonds by the Town of Carrabassett Valley is one of the ways in which the Town borrows money for certain purposes. The following is a summary of the bonded indebtedness of the Town as of the date of this referendum:

Bonds now Outstanding and Unpaid:	\$2,477,861
Estimated Interest to be paid on Outstanding Bonds:	\$585,722
Total Principal and Interest to be repaid on Bonds Outstanding:	\$3,063,583
Additional Principal Amount of Bonds Authorized but not yet issued:	\$0
Total Principal Amount of New Bonds to be Issued:	\$ 6,000,000
Estimate of potential new interest on such additional principal of bonds:	<u>\$ 2,963,769</u>
Total additional principal and estimated interest to be repaid:	\$ 8,963,769

When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors on the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity. If the actual amount of the total debt service for the bond issues varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.


Sacha Gillespie, Town Treasurer
February 24, 2025

March 2025 Town Meeting Warrant
Addendum C

**Residential Sprinkler Ordinance of the
Town of Carrabassett Valley, Maine**

§1.1 TITLE

This Ordinance shall be known as the **“Residential Sprinkler Ordinance of the Town of Carrabassett Valley, Maine”** and shall be referred to herein as the Ordinance.

§1.2 LEGAL AUTHORITY

This Ordinance is adopted pursuant to Home Rule Powers as provided in Article VIII-A of the Maine Constitution and Title 30-A, M.R.S.A. Section 3001.

§1.3 PURPOSE

The purpose of this Ordinance is to protect the health, safety and general welfare of the residents of Carrabassett Valley by establishing fire protection measures for residential occupancies.

§1.3.1 To provide for the protection and enhancement of life safety against fire and its byproducts to persons occupying new buildings in the Town of Carrabassett Valley by improving the chances of emergency escape.

§1.3.2 To ensure for the reasonable protection and safety of firefighters against building collapse and other effects of fires.

§1.3.3 To better facilitate the needs of a fire department response.

§1.3.4 To ensure that sound engineering practices are utilized when installing fire protection systems.

§1.4 Applicability

This Ordinance shall require the installation of a Residential Sprinkler System in single family or multi-family dwellings that are both served by Sugarloaf Water Association and permitted for construction by the Town on or after the effective date of this Ordinance. This Ordinance shall apply to such dwellings when they are built new or rebuilt near the site of a pre-existing building. This Ordinance shall not apply to additions to existing dwellings.

§1.4.1 Exemption

This ordinance shall not apply to the repair, replacement, reconstruction or alteration of any existing dwelling building or structure provided the number of units is not increased. This exemption shall not apply to any one- or two-family dwelling built new or rebuilt whose potable water is provided by the Sugarloaf Water Association.

§1.5 Fire Suppression System Required

The system required must meet or exceed the requirements set forth in NFPA 13D (National Fire Protection Association 13D)

§1.5.1 Fire Suppression System Options

Option 1. Multi-purpose combined (or network) use the pipes that supply the home's plumbing fixtures to also supply the fire sprinklers. PEX piping is commonly used in this design.

Option 2. Stand-alone (or independent) uses dedicated pipes that only supply the fire sprinklers. CPVC piping is frequently used in this design.

§1.6 CONFLICT WITH OTHER LAWS, CODES OR ORDINANCES

This Ordinance shall not repeal, annul, or otherwise impair or remove the necessity of compliance with any federal, state or other local laws, codes or ordinances. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall prevail.

§1.7 SEPARABILITY

Should any section or provision of this Ordinance be found by the courts to be invalid, illegal, or unenforceable, such decision shall not affect any other section or provision of this Ordinance either singly or collectively.

§1.8 EFFECTIVE DATE

The effective date of this Ordinance shall be the day after its adoption at Town Meeting.

§1.9 VIOLATIONS

Any violation of this Ordinance shall be subject to enforcement as provided in 30-A M.R.S. § 4452. A violation of this Ordinance shall be deemed to exist when any person, partnership, or corporate entity engages in any construction activity

directly related to the erection or placement of a unit in a subdivision without first having a fire suppression mechanism as required by this ordinance approved by the Fire Chief or their designee.

Any residential dwelling unit constructed without an approved fire suppression mechanism shall be deemed a violation for any person, firm, or corporate entity to sell, lease, rent or occupy such new commercial property until such approval has been duly issued.

§1.10 NOTICES OF VIOLATIONS; LEGAL ACTION

When a violation of any provision of this Ordinance shall be found, the Code Enforcement Officer shall send a written notice of the violation to the responsible party or parties and shall notify the Fire Chief and Select Board of the violation. If the notice does not result in the correction of the violation, the Select Board may institute any and all actions and proceedings, either legal or equitable, including seeking injunctive relief, the imposition of fines, removal of the structure, or other action that may be appropriate or necessary to enforce the provisions of this Ordinance. The remedies set forth herein are intended to be cumulative and not exclusive of each other. The Code Enforcement Officer is authorized to enter into administrative consent orders to eliminate violations with or without court action. The terms of any such agreement shall not allow an illegal structure or use to continue beyond a two-month period of non-compliance from the date the agreement is reached.

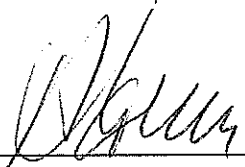
§1.11 PENALTIES

Any person owning or controlling the use of any dwelling units subject to this ordinance being constructed or occupied in violation of this chapter shall be liable to be fined \$100 per day for each day such a violation (i.e. construction activity, unlawful occupancy) continues after notification of non-compliance is issued by the Code Enforcement Officer.

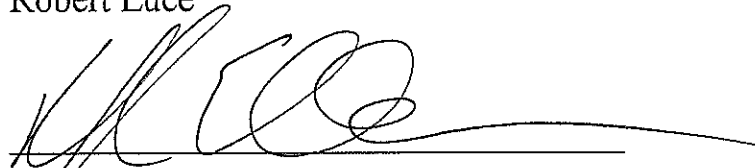
§1.12 APPEALS

The Board of Appeals may, upon written application of an aggrieved party and after public notice, hear *de novo* appeals from determinations of the Code Enforcement Officer in the administration of this Ordinance. Following such hearing, the Board of Adjustment and Appeals may reverse the decision of the Code Enforcement Officer only upon a finding that the decision is contrary or not subject to the provisions of this Ordinance.

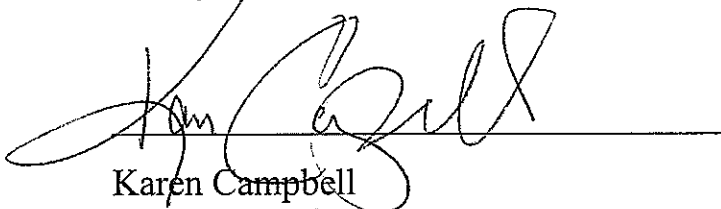
CERTIFICATION: We hereby certify that this is a true copy of an ordinance entitled: **“Residential Sprinkler Ordinance of the Town of Carrabasset Valley, Maine”**



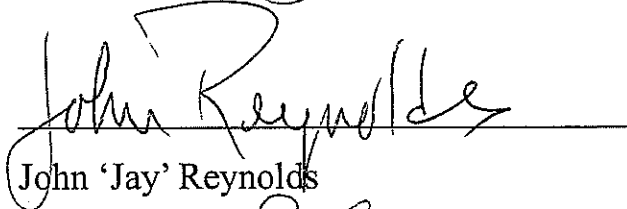
Robert Luce



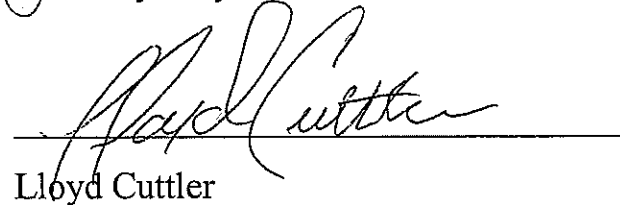
Raleigh Ehrlenbach



Karen Campbell



John 'Jay' Reynolds



Lloyd Cuttler

Municipal Officers of the Town of Carrabasset Valley

Dated: February 24th, 2025

March 2025 Town Meeting Warrant
Addendum D

The following is an excerpt from an ordinance entitled **“Zoning Ordinance of the Town of Carrabassett Valley, Maine as adopted by the Town Meeting June 30, 1992 and as amended thru June 17, 2024” with revisions proposed to Article V – Nonconformance’** as proposed for amendment to read as follows:

ARTICLE V
NONCONFORMANCE

Section 1. Purpose

The purpose of this Article is to regulate nonconforming lots, uses, and structures, as defined in this Ordinance, such that they can be reasonably developed, maintained, or repaired, or changed to other less nonconforming or to conforming uses.

Section 2. Definitions - Refer to Article II

Section 3. Nonconforming Lots

(1) Vacant Lots

A nonconforming lot may be built upon provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Ordinance except lot size and road frontage can be met. If two or more vacant, contiguous lots or parcels are in the same ownership of record at the time of adoption or amendment of this Ordinance, and if these lots do not individually meet the minimum lot size, minimum lot area per dwelling unit, or minimum road frontage standards, the lots shall be combined to the extent necessary to meet these standards.

(2) Lots with Structures

(a) A structure built on a lot prior to enactment of this Ordinance, which lot does not conform to lot size, lot area per dwelling unit, or frontage requirements, may be repaired, maintained, or improved. Such a structure may be enlarged by no more than 25 percent of its ground floor area existing as of the effective date of this Ordinance in conformity with the applicable space, bulk, and performance standards other than minimum lot size or minimum frontage.

Structures shall not be enlarged in a manner that violates or worsens the standard relative to minimum lot area per dwelling unit.

- (b) If two or more contiguous lots or parcels are in the same ownership of record at the time of adoption or amendment of this Ordinance, if all or part of the lots do not meet the minimum lot or minimum frontage requirements, and if a principal use exists on each lot, or if the lots were legally created as part of a recorded subdivision after the effective date of the Maine Subdivision Act (September 22, 1971), the nonconforming lots may be conveyed separately or together, providing all other State law and local ordinance requirements are met.

(3) Exceptions

- (a) A lot which has legally existed as of the enactment date of this Ordinance and does not meet the minimum lot size for the District it is located in, but does meet the State Minimum lot size of 20,000 sf of land area, the lot is considered to be conforming for minimum land area to allow the existing structures to be maintained, enlarged, or replaced without restriction of the footprint limitation noted in 3.2(a) above so long as it is done so in conformity with the applicable space, bulk, and performance standards other than minimum lot size or minimum frontage.
- (b) A lot which has been or may be created as part of a municipally approved subdivision plan and which are sewerred are not considered nonconforming lots. They may be further improved in conformity with the applicable space, bulk, and performance standards other than minimum lot size or minimum frontage.

Section 4. Nonconforming Uses

(1) Continuance

Except as provided in paragraph 3 below, the use of land, building, or structure, lawful at the time of adoption or subsequent amendment of this Ordinance, may continue, although such use does not conform to the provisions of this Ordinance.

(2) Resumption

Whenever a nonconforming use of land and/or a structure is superseded by a permitted use, such structure and/or land shall thereafter conform to the provisions of this Ordinance and the nonconforming use may not be resumed.

(3) Discontinuance

A nonconforming use which is discontinued for a period of two years may not be resumed. The uses of the land, building, or structure shall thereafter conform to the provisions of this Ordinance. No such nonconforming use may be enlarged after it has been discontinued for a period of 12 calendar months or more without a permit from the Planning Board in accordance with the provisions of Article VII – Conditional Uses.

(4) Expansion of Use

A nonconforming use, including a nonconforming outdoor use of land, shall not be extended or expanded in area or function.

Section 5. Nonconforming Structures

(1) Maintenance and Enlargement

A structure in existence as of the effective date of this Ordinance that does not meet the minimum setback, maximum lot coverage, or maximum height requirements of the district in which it is located, including shoreland and scenic corridor area standards, may be repaired, maintained, and improved. It may be enlarged and/or accessory structures may be added to the site without a variance, provided that:

- (a) No such nonconforming structure may be enlarged (replaced) (renewed) after it has been discontinued for a period of 12 calendar months or more without a permit from the Planning Board in accordance with the provisions of Article VII – Conditional Uses.
- (b) the enlargement or accessory structure does not itself exceed the prescribed height standard; and

- (c) the enlargement in combination with the existing structure does not exceed, or worsen the existing violation of, the prescribed maximum lot coverage; and
- (d) the enlargement or accessory structure itself meets the prescribed setback requirements; or, if located within the same yard as the nonconforming part of the existing structure, is no closer to the front, side, or rear lot line than the nonconforming structure and contains no more than 25 percent of the ground floor area of the nonconforming structure existing as of the effective date of this Ordinance.
- (e) Notwithstanding the limitations of paragraph (d), a structure that is nonconforming due to an insufficient front, side, or rear setback may place within such yard and closer to the lot line unenclosed stairs that serve specifically as an entrance to the structure.
- (f) Construction or enlargement of a foundation beneath the existing structure shall not be considered an expansion of the structure provided; that the structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in subsection 3. Relocation, below; that the completed foundation does not extend beyond the exterior dimensions of the structure; and that the foundation does not cause the structure to be elevated by more than three (3) additional feet.

(2) Reconstruction or Replacement

- (a) Any nonconforming building or structure which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent, may be restored or reconstructed and used as before within 12 months of the date of said damage or destruction; provided, however, that such reconstruction and use shall not be more nonconforming than the prior nonconforming building, structure, or use. No such nonconforming use or structure may be enlarged, replaced, or renewed after it has been discontinued, vacated or abandoned for a period of 12 calendar months or more without receiving a permit from the Planning Board in accordance with the provisions of Article VII – Conditional Uses.

- (b) Any nonconforming structure which is damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place with a permit, from the code enforcement officer.
- (c) Any nonconforming structure which is sought to be willfully demolished/removed and replaced may do so with equal or less non-conformance after first seeking and being granted a conditional use permit by the Planning Board. The Applicant shall apply for a Conditional Use Permit as described in Article VII of this Ordinance to allow the Planning Board to find that such reconstruction or replacement will be in compliance to the greatest practical extent with the purposes and standards of this Ordinance. In no case shall a structure be reconstructed or replaced so as to increase its nonconformity.

In determining whether the building reconstruction or replacement meets the water setback to the greatest practical extent the Planning Board shall consider in addition to the criteria for relocation of a structure, the physical condition and type of foundation present, if any.

(3) Relocation

A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board in accordance with Article VII – Conditional Uses and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other

structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

Section 6. Transfer of Ownership

Ownership of nonconforming lots, structures, or uses as defined in this Ordinance may be transferred without loss of their lawful but nonconforming status.

Section 7. Changes in Nonconforming Lots, Structures, and Uses

Upon approval of the Zoning Board of Appeals, a nonconforming aspect of a lot, structure, or use may be changed upon a finding by the Board of Appeals that such a change will bring the lot, structure, or use into closer conformance with the provisions of this Ordinance, or will make the nonconforming aspect no worse. A lot or structure will be deemed to have been brought into closer conformance with the provisions of this Ordinance, or have been made no worse, if its dimensions are unchanged or more nearly meet the prescribed standards. A use will be deemed to have been brought into closer conformance with the provisions of this Ordinance, or have been made no worse, if it is less or no more intense than the previous nonconforming use, as measured by volume and type of traffic expected to be generated, size of building or structure housing the use, number of potential customers, number of bedrooms, and similar measures of intensity of use.

For uses located within the Shoreland Zone, the Zoning Board of Appeals shall also find that the change will result in no greater adverse impact on the water body or wetland. In determining that no greater adverse impact will occur, the Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, flood plain management, archaeological and historic resources, and functionally water-dependent uses.

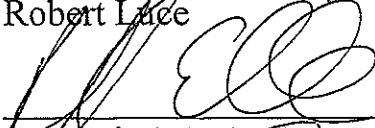
EFFECTIVE DATE:

The effective date of this ordinance shall be the following day after Affirmative vote of the voters of Carrabassett Valley of this ordinance.

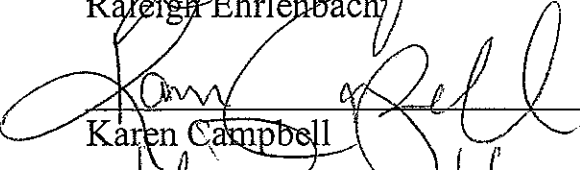
CERTIFICATION: We hereby certify that this is a true copy of an ordinance entitled: **“Zoning Ordinance of the Town of Carrabassett Valley, Maine as adopted by the Town Meeting June 30, 1992 and as amended thru June 17, 2024” with revisions proposed to Article V – Nonconformance’**



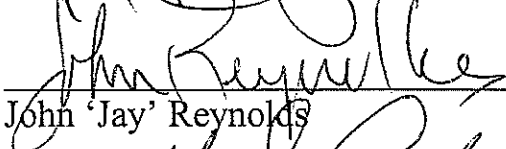
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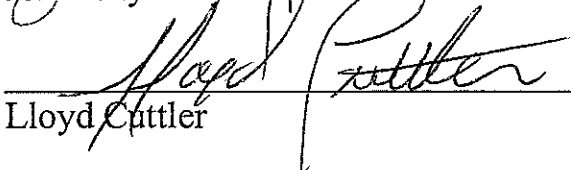
Raleigh Ehrlenbach



Karen Campbell



John 'Jay' Reynolds



Lloyd Cuttler

Municipal Officers of the Town of Carrabassett Valley
Dated: February 24th, 2025