

# **Carrabassett Valley Selectmen's Meeting**

## **5:00 p.m. Monday October 14<sup>th</sup>, 2019 at the Library**

### **Agenda:**

Review and sign 2019 Payroll Warrants:

Review and sign 2019 Town Expenditure Warrants:

1. **MINUTES** from previous meeting (September 23rd, 2019) are attached.
2. **SIGN THE NEW AIRPORT HANGAR LOT LEASE FOR PETER ROBBINS (leased under the name of CAVA Aviation, LLC).** This lease is for Lot 13 which is closest to the Information Center. The lease is essentially the same lease that was given to the adjacent hangar owners (10-year lot lease with two 5-year renewals). We have been waiting for final building plans which have been approved by the Planning Board and Code Enforcement Officer.
3. **POTENTIAL PARKING LOT LIGHTING PROJECT AT THE OUTDOOR CENTER:** At the last Selectmen's meeting we briefly discussed the possibility of providing a new parking lot lighting system at the Outdoor Center. We have met with Sugarloaf Facilities Manager and with Gilman Electric Company. Please find attached a plan and projected costs. It appears the cost to provide the poles, fixtures and conduit would be in the \$7,500 range. We will also need to purchase concrete bases and some sand and gravel materials. The estimated cost for the bases is \$2,200. The plan would be for the Town to purchase the materials and for Sugarloaf to provide the installation. We estimate the cost to the Town to be approximately \$11,000 unless we need to hire an electrician and excavator (if Sugarloaf cannot provide them). If approved by the Board, funding would come from the Outdoor Center Capital Reserve/Maintenance Fund. There is approximately \$77,000 in this fund (and approximately \$8,000 will be needed for the timing shed). It might be "wishful thinking" to complete this project before winter but we'll see how the project progresses if approved. The lead time on getting the concrete bases is five weeks.
4. **CONTINUATING EROSION PROBLEMS WITH THE GOLF COURSE 11<sup>TH</sup> TEE:** The Golf Course Greens Committee met on September 25<sup>th</sup> and a major item for discussion was the condition of the high slope of the 11<sup>th</sup> Tee. It has continued to erode and the consensus is that it is approaching dangerous and a solution is needed. We have pulled out both the August 2000 Study and the September 2015 "update" review both completed by S.W. Cole Engineering. To keep the tee "on top" (with the beautiful view) there are two options: Attempt to rehab the slope (at a very considerable cost-- \$250,000 estimate in the year 2000) or move the Tee back into the woods (and do some amount revegetation to the bottom of the slope, etc.). The Greens Committee is going

to meet again in early November with review the studies and suggest some action be taken in the near future. We have attached a copy of the brief 2015 "revisit study" from Cole Engineering. If you wish to see the entire year 2000 study, we can email it to all interested parties.

**5. INFORMATIONAL:**

- The New Fire Station Committee is meeting at 8:30 a.m. Wednesday October 16<sup>th</sup> at the Town Office.

- 6. REQUEST FOR THE BOARD TO GO INTO EXECUTIVE SESSION TO DISCUSS A PERSONNEL ISSUE:** As per allowed under Title 1 Section 405 (6) M.R.S.A. The Board would need to vote to do this and to vote to come out; times recorded.

**SPECIAL TOWN MEETING AT 6:00 P.M.: COPY OF TOWN MEETING  
WARRANT ATTACHED**

**TOWN OF CARRABASSETT VALLEY  
MINUTES OF SELECTMEN'S MEETING  
September 23, 2019**

**Board Members Present:**    **Bob Luce**                      **Lloyd Cuttler**  
   **Karen Campbell**            **Jay Reynolds**

**Others Present:**                **Dave Cota**                      **Neal Trask**  
   **Tim Flight**                      **Annie Twitchell**

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Bob Luce opened the meeting at 4:30 p.m. and welcomed those present.

Expense warrants #38 in the amount of \$268,442.66 was reviewed and signed by Selectmen.

Payroll warrants #37 in the amount of \$24,867.35 was reviewed and signed by Selectmen.

The minutes from the September 11, 2019 meeting were reviewed. Lloyd Cuttler made a motion to approve the minutes as written. Jay Reynolds seconded the motion. Motion approved.

The first order of business was to further discuss the potential purchase of the 250-acre Ted Jones Lot without a current right of way easement to the property. To date, they have not received a response from the Penobscot Indian Nation (PIN) about the easement, though efforts continue. The area of the proposed easement is approximately a mile of the Narrow-Gauge rail bed. There will need to be some bridges and/or new culverts placed in order to access the lot to be able to build and groom trails on the lot. The purchase price would be \$150,000, after grant funding from Maine Community Foundation. There's a need to make a decision now, since the promissory note from Jordan Lumber Company Partners, LLC (current owner) to the former owner comes due November 30<sup>th</sup>. Logging in that parcel is likely about ten years away. Lloyd Cuttler noted that the town has been involved with a similar purchase before, and where the Town would like to put the land in conservation for the expansion of recreation, he feels its appropriate to consider and bring to a town vote. Where it was already discussed at the prior town meeting, he does not feel this would be a "rush" to vote, and he feels the Selectmen owe it to the town to have the opportunity to re-vote it. Dave Cota has recommended an October 14<sup>th</sup> date for a special town meeting. He has prepared an outline that explains the particulars of the proposed purchase and proposed future use for the land. If a permanent easement cannot be obtained Dave suggested that the Town request year to year use permits from PIN much like what currently happens for ATV, snowmobile and bike trails on PIN land. Bob Luce asked how e-bikes are classified. Larry Warren said that Class 1 bikes qualify to be on trails, since they are pedal assisted and don't exceed 20 mph. Higher classes have a throttle and exceed 20 mph and they are regulated as to where they can go, though none are subject to registration. Dave Cota said that towns can regulate where e-bikes are allowed. Longfellow Heritage Trails is open to allowing e-bikes. Tim Flight said that Carrabassett does not currently disallow e-bikes. He said most professional cross-country racers are training on e-bikes, since the courses are now more technically challenging and the racers need to work on their technical skills. Everyone acknowledges that they're already here, and Dave Cota noted that the proposed conservation easement on the "Ted Jones Lot" allows them. Bob Luce said he wants to keep all recreational opportunities without going backwards. Neal Trask asked how that would work with the ATV trail system; Larry Warren said that he imagines that the ATV Clubs or Snowmobiles Clubs would have to post their trails if they do not want e-bikes on them. Neal noted that motorcycles

are prohibited by many landowners. For clarification, Lloyd Cuttler reiterated that the legislation allowed for them, unless disallowed by the local regulatory body. Larry Warren checked with Don Fowler as to a proposed closing date for the property; he was told that unless the Jordan's have reason otherwise, he suggests they close in 2020. Dave Cota said that he has been told PIN has suggested that several members of the PIN tribal council come to CV to meet with members of the Selectmen on this matter, as well as several other matters, but that date is not known. Dave indicated that he is working closely with their representative to arrange this meeting. Larry Warren said that, if the easement is not allowed, the prospect of a trail to Kingfield is zero to none, and then a plan for what to do with the property would need to be reconsidered. Bob Luce said it could take a month or it could take several years to get the easement, and the Town could still proceed with the purchase and put it into conservation. Larry noted that it's on both sides of the Carrabassett River. Dave Cota provided Selectmen with a draft agenda warrant for a special town meeting. Lloyd Cuttler made a motion to call a special town meeting for October 14<sup>th</sup> to discuss and vote on this matter. Jay Reynolds seconded the motion. Motion approved.

Dave Cota reported that the timing shed at the Outdoor Center is in poor condition and does not compliment the facility. He has a quote of \$6,875 to purchase a 10' x 20' building. This is a custom-built building that includes a lot of items such as form insulation and windows. This could be obtained in time for a big event at the beginning of December (over 500 Nordic racers). This could be paid for from the Outdoor Center Reserve Account (current balance \$77,000). Dave Cota noted that he's speaking with Sugarloaf concerning a new lighting system for the parking lots, and he's asked Sugarloaf to also pay to bring electricity to the new timing shed. Lloyd Cuttler asked if there should be more planning for the electrical for the parking lot lighting system to potentially provide for camping at the facility, regardless of whether that eventually happens, but maybe have enough power to tap into in the future if desired. Karen Campbell suggested that it would be helpful to look for a way to allow buses to loop around, since it's very challenging now. Lloyd Cutter made a motion to approve the purchase of the new timing shed. Karen Campbell seconded the motion. Motion approved.

Dave Cota reported that John Freeman, a CV resident and member of the golf course, has expressed an interest in being appointed to the Golf Course Greens Committee. Dave indicated that we should look for more member interest and possibly another Selectmen. Jay Reynolds said he would be willing to do it, if needed. Karen Campbell made a motion to appoint John Freeman and Jay Reynold to the Committee. Lloyd Cuttler seconded the motion. Motion approved.

Dave Cota reported that a new electrical line will be installed for the newly expanded Town Park Pavilion. Also, while the excavator is here, he would like to work with Dead River to eliminate an underground tank near the park bays and install a new above ground tank. The ambulance service has two different sources for propane, and the generator also uses propane. This would help to clean up the area. Dave recommends renovating the dog pound that is really not be used and converting it into either storage space or other usable space for the Outdoor Adventure Camp. He feels the summer camp could use this space. Bob Luce noted that he expressed to the president of Dead River that the Town appreciates their efforts to improve the appearance of their bulk plant.

Bob Luce reported that a letter has been received from Maine Municipal Association announcing that Carrabassett Valley has received a Supreme Award from the Maine Municipal Association for the Municipal Annual Report Competition.

Dave Cota reported that Sugarloaf has agreed to donate the land for the new Mountain Fire Station. He said this is indicative of the great relationship between Sugarloaf and Carrabassett Valley.

The Outdoor Adaptive Center asked if they can lease out one or two of their rooms for a physical therapist weekly. The Selectmen feel this would be a great service to the community.

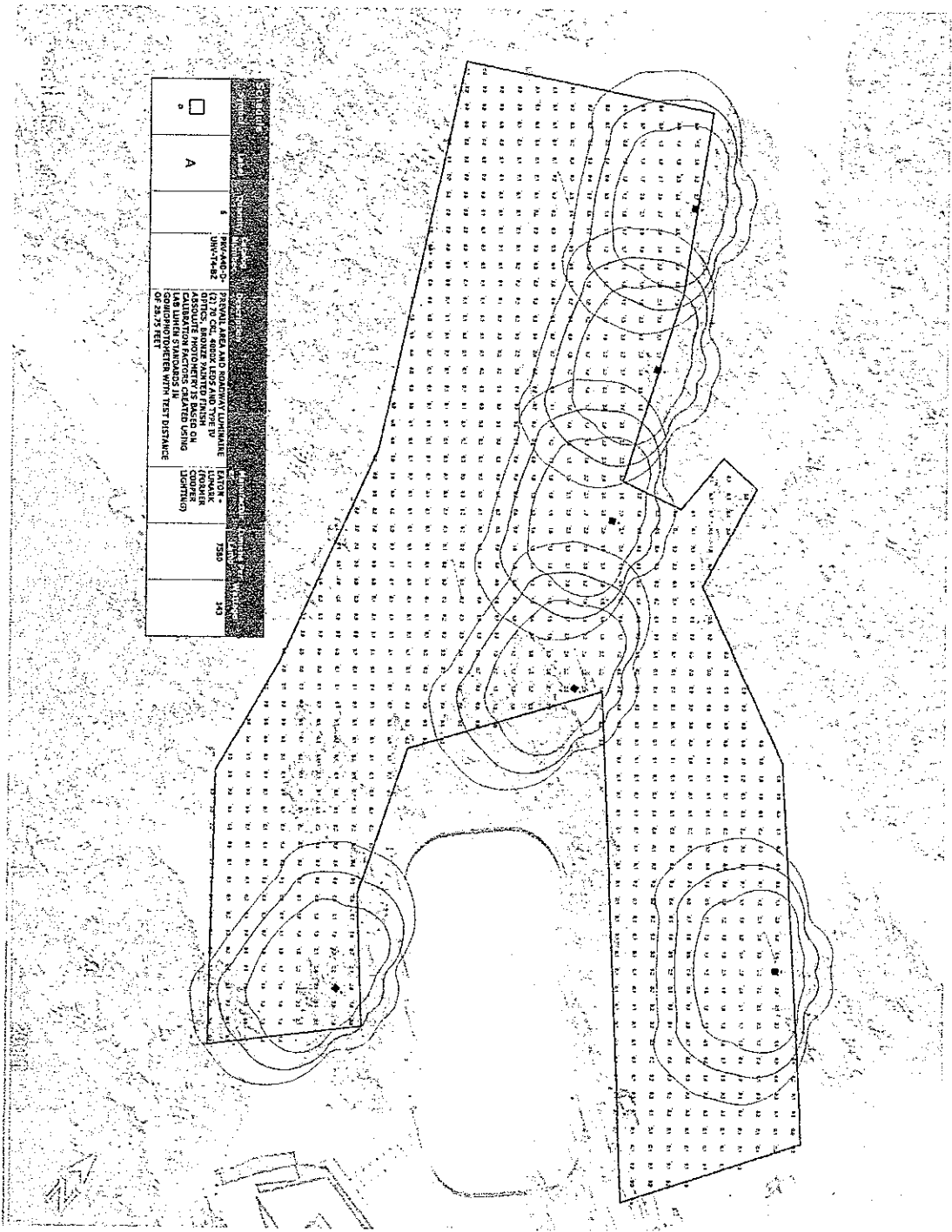
Dave Cota said he would like suggest to the Selectmen that Bill Gilmore stay on as a part-time Assessor that would allow Chris Parks to devote full time for Code Enforcement. Dave indicated that Chris has already taken on a fair amount of the Town's facility management with his engineering and technical skills which as been a big help to him as the Town now owns a lot of buildings/facilities. This proposed plan will be put before the Budget Committee. Dave indicated that this would position our growing Town well with regards to Code Enforcement and Assessing and will not require a significant budget increase. Selectmen agreed this would be good for the Town.

Dave Cota reported that there's no news related to the cell phone tower potential lease changes. If there's any sale, Lloyd Cutler believes the Town should take it over ten years and have the funds go into the Recreation Fund. Dave Cota said, if this arrangement were presented, it would need to go to a Town Meeting.

Meeting adjourned.

Respectfully submitted,  
Lynn Schnorr

<input type="checkbox"/>	A	PRE-46-D UN-74-82	PREVAL AREA AND ROADWAY LUMINAIRE (2) TO CUL. ROAD LUMINAIRE TYPE IV	LUMINAIRE (NUMBER IDENTIFYING IDENTIFYING)	150'	210'
			CALIBRATION FACTORS CREATED USING SPOTPHOTOMETER WITH TEST DISTANCE OF 25.75 FEET			



CED/GILMAN ELECTRICAL SUPPLY  
 53 MAIN STREET  
 P.O. BOX 98  
 NEWPORT ME 04953  
 TEL: 207 368-4306 FAX: 207 368-5105  
 CONTACT: RICH MARVEL

QUOTATION			PAGE
			001 OF 001
QUOTE #	DATE	REV #	REV DATE
1207595	10/01/19	001	10/01/19
QUOTE EXPIRES		PREPARED BY	
10/31/2019		RM	
SLS		INSL	
3334		2100	
FOB		FREIGHT	
SHIPPING POINT		PREPAID	

QUOTE FOR: TOWN OF CARRABASSETT VALLEY  
 ACCT #: DR-21388 TOWN OF CARRABASSETT VALLEY

1001 CARRIAGE ROAD  
 CARRABASSETT VALLEY, ME 04947  
 TEL: (207) 235-2645

CUS PO #:
JOB NAME: ANTI GRAVITY CTR

LN	QTY	MFR	CATALOG #	DESCRIPTION	PRICE	UOM	EXT AMT
01	*	PARKING LOT FIXTURES					
02	*	FIXTURE TYPE: A					
03	6	CPL	PRVSA40UNVT4	LED POLE FIXTURE 19200LUM	535.00	E	3,210.00
04	*	*					
05	*	POLES					
06	6	LITH	SSS204CDM19DDB	20' SQUARE STEEL POLE BRONZE	400.00	E	2,400.00
07	*						
08	*	ICE RINK FLOOD REPLACEMENT LAMPS					
09	8	KEYBL	KTLED80HIDEX39840DG2		105.00	E	840.00
10	*						
11	*	** SUBJECT TO APPROVAL					
12	*	*EST EFFICIENCY MAINE INCENTIVE BASED ON ABOVE BOM \$1600					
13	*	**EFFICEINCY MAINE INCENTIVE SUBJECT TO CHANGE					
14	*	**PROJECT WILL REQUIRE PREAPPROVAL PRIOR TO FIXTURE					
15	*	PURCHASE					

MDSE: 6,450.00  
 TAX: 0.00  
 TOTAL: 6,450.00

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

**CED/GILMAN ELECTRICAL SUPPLY**

53 MAIN STREET  
P.O. BOX 98  
NEWPORT ME 04953  
TEL: 207 368-4306 FAX: 207 368-5105  
CONTACT: RICH MARVEL

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ACCT #: DR-21388 TOWN OF CARRABASSETT VALLEY

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TEL: (207) 235-2645

QUOTATION		PAGE 001 OF 001	
QUOTE #	DATE	REV #	REV DATE
1207617	10/01/19	000	10/01/19
QUOTE EXPIRES		PREPARED BY	
10/31/2019		RM	
SLS		INSL	
3334		2100	
FOB		FREIGHT	
SHIPPING POINT		PREPAID	

CUS PO #:
JOB NAME: ADAPTIVE OUTDOOR CENTER

LN	QTY	MFR	CATALOG #	DESCRIPTION	PRICE	UOM	EXT AMT
01	500	COND	PVC1	PVC 1-IN SCHEDULE-40 CONDUIT	48.30	C	241.50
02	500	WIRE	THHN10BLA	WIRE THHN-10-BLACK STR COPPER	255.00	M	127.50
03	500	WIRE	THHN10WHI	WIRE THHN-10-WHITE STR COPPER	255.00	M	127.50
04	500	WIRE	THHN10GRE	WIRE THHN-10-GREEN STR COPPER	255.00	M	127.50
05	500	WIRE	THHN10RED	WIRE THHN-10-RED STR COPPER	255.00	M	127.50
06	10	PVC	ELL190D	(UA9AF) L90 1-IN 90D COND ELL	151.80	C	15.18
07	20	PVC	COUP1	(E940F) 1-IN CONDUIT CPLG	26.10	C	5.22
08	1	PVC	PVCALLWEATHERQT	(VC9982) (12) CLEAR CEMENT QUART	1,315.80	C	13.16
09	1	3M	368	6INX1000FT RED CAUTION TAPE	37.50	E	37.50

MDSE: 822.56  
TAX: 0.00  
TOTAL: 822.56

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00-0446.2

September 17, 2015

Town of Carrabassett Valley  
Attention: Mr. David E. Cota, Town Manager  
1001 Carriage Road  
Carrabassett Valley, ME 04947

Subject: Geotechnical Consultation Services  
Site Visit and Meeting on 09/02/2015  
Sugarloaf Golf Club 11<sup>th</sup> Tee Slope  
Carrabassett Valley, Maine

Dear David:

As requested by you, S. W. Cole Engineering, Inc. (S.W.COLE) made a site visit on September 2, 2015 to observe the apparent slope movement at the Sugarloaf Golf Club 11<sup>th</sup> Tee. We understand slope movement was reported following the spring 2015. Our scope of services included a review of previous site observations and repair recommendations, a site visit, attendance to a meeting with the town council, and development of slope repair options. The contents of this letter report are subject to the limitations set forth in Attachment A.

Based on our observations, it appears the current slope movement is isolated to one main area on the east side of Tee 11. The slope to the north has previously sloughed however; this portion of the slope has re-vegetated and with no additional movement noted. The sloughed and eroded area appears to be about 40 to 50 feet in width with an approximate 5-foot wide erosion/drainage channel in about the middle of the area. The channel is up to 5 feet deeper than the surrounding area. Tension cracks were not observed at the head of slope within the tee box area. The slope is estimate to be about 90 feet high from the tee box to the stream that flows perpendicular to the toe of slope. Exposed soils in the slope consisted of gravelly sand and silt with numerous cobbles and boulders. The slope surface is hummocky with sections of the soil up to 60 to 70 degrees. Groundwater seepage was observed on the lower two-thirds of the slope within the drainage channel.

Based on our observations, it is our opinion that the apparent slope movement is related to a combination of surface erosion, soil sloughing, and seasonal frost action. Based on our understanding of the project, we have provided the following options for your consideration.

Relocate 11<sup>th</sup> Tee: This option is a "do-nothing" alternative. The slope would be allowed to slough and erode until a natural slope is established. For this alternative, the black, blue, and white tee boxes would be relocated within the existing wooded area on the upslope side of the existing cart path. We recommend as part of the tee relocation, trees and shrubs be planted on the downhill side of the cart path to revegetate the head of slope and deter users from accessing the unstable area.

Tiered Gabion-basket Walls: This option consists of multi-tiered gabion-basket walls. The gabion-baskets consist of rounded to angular, coarse gravel to cobble sized rock wrapped in welded-wire mesh. We recommend that three or four gabion walls be constructed. The first wall would be constructed near the toe of slope extending about 15 feet beyond the movement area for a total length of about 80 feet. Additional walls would be constructed about every 20 to 25 feet up the slope. The individual walls will have a maximum height of about 7 feet. The area behind the walls will be backfilled with clean granular material, such as MaineDOT 703.20 Gravel Borrow. We anticipate the walls will be battered and majority of the wall will be buried. Construction of these walls will allow for reconstruction of the slope at about 1.5:1(H:V) or flatter.

Cable-Stayed System with Deadman Anchors: As previously discussed in a Report dated September 7, 2001, this scheme includes the use of railroad ties as deadman anchors on the uphill side of the slope area and cables running parallel and perpendicular to the slope. The soil will be restrained between the cables utilizing geogrid and erosion control mesh. Additional details regarding this option are provided under separate cover.

With each option, the reconstructed embankment soils will be subject to near surface erosion until an adequate vegetative cover is established. We recommend an erosion control blanket (ECB) be installed over reconstructed slopes. The ECB should be overlapped by 3 feet and connected consistent with the manufactures

recommendations. We recommend the erosion control blanket be covered with at least 4 inches of bark mulch and revegetated.

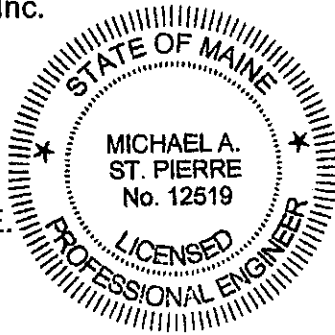
We trust this information meets your current needs. We look forward to working with you as the design progresses and assisting in development of cost estimates.

Sincerely,

S. W. Cole Engineering, Inc.



Michael A. St. Pierre, P.E.  
Geotechnical Engineer



MAS:rec

**TOWN OF CARRABASSETT VALLEY**  
**SPECIAL TOWN MEETING WARRANT**  
**6:00 p.m. October 14th, 2019 at the Carrabassett Valley Library**  
**Building**

**TO:** Mark Lopez, Police Chief of the Town of Carrabassett Valley, in the County of Franklin, State of Maine,

**GREETINGS:** In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Carrabassett Valley in said County and State, qualified by law to vote in Town affairs, to meet at the Carrabassett Valley Library Building at 6:00 p.m. the 14th day of October, 2019 to act upon the following articles to wit:

**ARTICLE 1.** To choose a moderator to preside at said meeting.

**ARTICLE 2.** To choose 'Rules of Order' to conduct the meeting.

Board of Selectmen Recommend using the 'Maine Municipal Association Moderator's Manual'

**Article 2.** Shall the Town of Carrabassett Valley (the "Town"):

(1) Approve the acquisition of approximately 250 acres of land owned by Jordan Lumber Company Partners, LLC (a.k.a. the "Ted Jones Lot") and access easements to such land should such access easement become available; and

(2) Authorize the Board of Selectmen to execute a conservation easement to Longfellow Mountains Heritage Trails ("LMHT") that will allow LMHT to construct and maintain a non-motorized recreational trail across the property while allowing use of the land as a recreational area and working forest, together with all associated required actions and documentation related to such easement (together with the acquisition detailed in paragraph (1), the "Project").

(3) Appropriate a sum not to exceed \$190,000, plus any additional premium, to provide for the costs of the Project; and

(4) Accept a Grant from the Maine Community Foundation in the amount of \$30,000 in exchange for providing LMHT a Conservation Easement as agreed upon in a Memorandum of Understanding between LMHT and the Town; and

(5) Authorize the Treasurer and Chairman of the Board of Selectmen to issue general obligation securities of the Town of Carrabassett Valley, Maine to fund the appropriation in an aggregate principal amount not to exceed \$160,000, plus any additional premium, and the discretion to fix the date(s), maturity (ies),

calls(s) for redemption, refunding(s), place(s) of payment, premium(s), form, and other details of said securities, including execution and delivery of said securities on behalf of the Town of Carrabassett Valley, to provide for the sale thereof, and to execute any and all other documents and agreements related thereto.

**Recommended by the Board of Selectmen**

## **FINANCIAL STATEMENT**

Total Town Indebtedness:

A.	Bonds outstanding and unpaid	\$ 3,268,520
B.	Bonds authorized and unissued:	\$ 0
C.	Bonds to be issued if this Article is approved:	\$ 160,000

Total: \$ 3,428,520

At an estimated interest rate of 3% for an estimated 15-year maturity, the estimated costs of this bond issue will be:

Principal:	\$ 160,000
Interest:	\$ 44,397
Total Debt Service:	\$ 204,397

Validity: The validity of the bonds and the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue 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.

S/ Lorraine Hocking, Treasurer

Given under our hands this 23rd day of September, 2019.

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Robert Luce

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John Beaupre

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Karen Campbell

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Lloyd Cuttler

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John F. Reynolds, Jr.

Board of Selectmen  
Town of Carrabassett Valley

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Attest: A true copy  
Wendy Russell, Town Clerk

### **CONSTABLE'S RETURN**

Pursuant to the within warrant, to me directed, I have notified and warned the Inhabitants of the Town of Carrabassett Valley, in the County of Franklin and State of Maine, qualified by law to vote in Town affairs, to assemble at the above time and place and for the purpose within named by posting on the 24th day of September, 2019 the within warrant at the Carrabassett Valley Town Office, Ayotte's Store, and the Sugarloaf Administration building all being public and conspicuous places in the Town of Carrabassett Valley.

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MARK LOPEZ, POLICE CHIEF

# Potential Sale of the 250-Acre so called “Ted Jones Lot” to the Town of Carrabassett Valley

(September 2019)

- Larry Warren of Longfellow Mt. Heritage Trail (LMHT), Inc. brokered a deal that proposes that the Town of CV purchase an approximate 250-acre lot from Jordan Lumber Company Partners, LLC (JLCP) for \$180,000. The property was recently appraised for \$400,000 (as part of the “Ted Jones property”).
- This property is located appropriately one-mile south of Valley Crossing and does not currently contain a right of way to the property although the Town is working with the Penobscot Indian Nation to possibly obtain one.
- As part of the proposal and, if approved, the Town will grant LMHT a permanent conservation easement on the land. The easement will allow the easement holder to construct and maintain a non-motorized recreational trail across the property as part of the LMHT project while allowing use of the land as a recreational area and working forest. Allowed uses will include crossing country skiing, snowshoeing, mountain biking (including electric assist mountain bikes) and other activities related to primitive recreational pursuits.
- By providing a permanent conservation easement, the Town will receive a \$30,000 grant from the Maine Community Foundation (lowering the purchase price to the Town to \$150,000).
- Typical of conservation projects, a third party (JLCP), purchased the property from the Jones/Moody family and must hold on to it for one year and then sell it to the intended (non-profit) party (to receive IRS tax benefits). They purchased the property with a promissory note which is due November 30<sup>th</sup>.
- LMHT is concerned that the Town needs to make a decision soon so that if the Town is not interested, they can attempt to find another non-profit buyer so they can move ahead with their intended purpose in this proposal.
- The lost property taxes are minimal (\$650/yr.) as the property is under the Maine Tree Growth law.

