



# **CARRABASSETT VALLEY COMPREHENSIVE PLAN UPDATE**

*March 2026*





# ACKNOWLEDGMENTS

The Carrabassett Valley Comprehensive Plan brought together a large cross-section of individuals in the Carrabassett Valley to reflect on the future of their community. This group included, but was not limited to: landowners, residents, town staff; the Penobscot Nation; non-profits; institutional leaders; business owners; county and state agencies; and Town of Carrabassett Valley board and committees. Thank you to all who attended meetings virtually or in-person, participated in interviews and provided feedback. The vision, goals, objectives, and strategies in this plan reflect the thoughtful input of all those who participated in this project.

This plan product would not exist without the commitment and dedication of the Carrabassett Valley Comprehensive Planning Committee members, who thoughtfully discussed, debated, and articulated the values, priorities, and unique qualities of Carrabassett Valley. This planning process benefited greatly from close collaboration with Carrabassett Valley Code Enforcement Office Chris Parks, and Town Managers Dave Cota (retired) and Garrett Corbin. Thank you to everyone who participated in the process and shared their ideas for the future of Carrabassett Valley.

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*The Carrabassett Valley Comprehensive Plan process was facilitated by Susanne Paul, Senior Planner at The Musson Group, with assistance from Noel Musson, Owner and Principal Planner and Courtney Cease, Sustainability & Resilience Planner. The Musson Group thanks the Town of Carrabassett Valley for the opportunity to work on this project with their dedicated and thoughtful community.*



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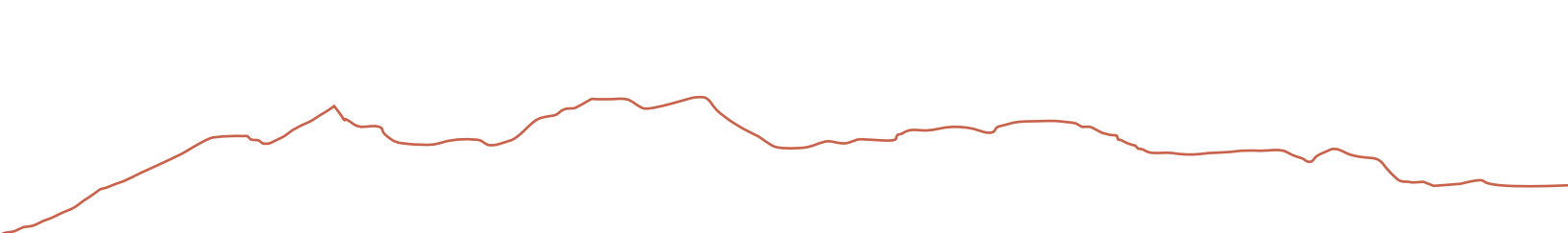


*Photo courtesy of Brice Shirbach*



# **PART 1:** **BACKGROUND & PLAN PROCESS**

**EXECUTIVE SUMMARY**  
**VISION STATEMENT**  
**COMMUNITY ENGAGEMENT**  
**REGIONAL COORDINATION**  
**IMPLEMENTATION & EVALUATION**



# EXECUTIVE SUMMARY

## *The Town of Carrabassett Valley* Comprehensive

Plan provides a flexible framework for land use policy and decision-making in Carrabassett Valley. Anchored by a strong vision for the future, this plan celebrates and builds on those qualities that make Carrabassett Valley one of the most desirable places in Maine to live, visit, and recreate. Comprehensive Plans are ambitious undertakings that require committee members to devote their personal time and energy towards shaping the future of their community. This plan for Carrabassett Valley involved coordination with town staff, town committees, area non-profits, landowners, institutions, businesses, and community members. Three themes emerged from the vision and policies of the Carrabassett Valley Comprehensive Plan: Active, Connected, and Resilient.

### ACTIVE

Carrabassett Valley is an exceptionally scenic community, offering some of the most spectacular recreational experiences in Maine, if not nationwide. Home to Sugarloaf Mountain, Carrabassett Valley is not just a town built by ski bums anymore, and the recreational tourism industry continues to thrive. While winter is shortening further south in the Maine and New England, Carrabassett Valley is still a hub of winter activity. The community also recognizes the opportunity to both grow recreational offerings year-round and the need to diversify the economy in the face of unpredictable conditions. Community members in Carrabassett Valley are bonded by their mutual love of the mountains, woods, and waters they are lucky to call home and this plan provides guidance for continued stewardship of these important ecological, recreational, historic, and scenic resources.

### CONNECTED

As a one-road town with no single town center, Carrabassett Valley is home to a number of key locations where the community gathers and connects. The Future Land Use Plan section of this comprehensive plan identifies those existing community hubs (see Areas for Future Study) and identifies additional locations as potential centers of connection for new mixed-use development, additional housing, or areas that would benefit from more detailed planning efforts focused on improved circulation or rezoning. The extensive trail network and beloved recreational facilities in Carrabassett Valley also play an important role in connecting the community. This comprehensive plan provides numerous recommendations for how to maintain, enhance, and expand those resources in order to ensure that these assets continue to provide a high quality of life for year-round residents and positive experience for visitors.

### RESILIENT

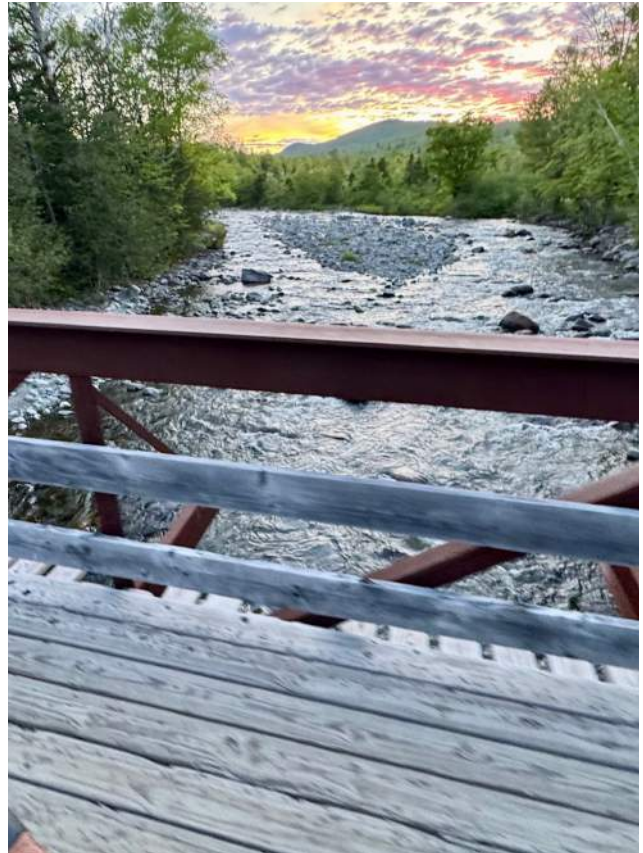
Uncertainties around changing climate patterns and what that means for the future of winter sports has important implications for Carrabassett Valley. The comprehensive plan recommends exploring opportunities for the town to think more broadly about economic development, whether that means investing in additional snowmaking at the Outdoor Center, for example, expanding four-season recreational opportunities, or attracting new types of industry to locate in town. The comprehensive plan also recognizes the precarious position of being a one-road town, the impacts of extreme wind and flooding, and the need for proactive planning around how to prepare for and address these storm events.

Housing and investment in public facilities are also major topics in this comprehensive plan update. Carrabassett Valley recognizes the importance of investing in the maintenance and upkeep of existing public facilities, such as the Town Office, expanding public recreational facilities to meet increasing demand, and the need for proactive and creative thinking around educational options for school-age children. The plan also emphasizes the need for a diverse set of housing types and price points that serve seasonal and year-round residents, young families, employees, and visitors. Lastly, partnerships and collaboration are a key component to this comprehensive plan, and the past, present, and future of Carrabassett Valley. These partnerships are highly valued. Through these partnerships, Carrabassett Valley can provide an experience for community members and visitors that is rare for a town of this size.

## PLAN STRUCTURE

This plan is divided into four parts:

- Part 1 – Background and Process**
- Part 2 – Future Land Use Plan**
- Part 3 – Policy Guides**
- Part 4 – Inventories**
- Part 5 – Appendix**



*Photos by Garrett Corbin.*

## **Part 1 – Background and Process**

Part 1 of the comprehensive plan includes the Vision Statement, a summary of public outreach during the comprehensive planning process, a discussion of regional challenges and opportunities for collaboration. The last section in Part 1 outlines strategies for Carrabassett Valley’s implementation of this comprehensive plan.

## **Part 2 – Future Land Use Plan**

The Future Land Use Plan is a major component of the comprehensive plan. This section provides goals and strategies for future land use in Carrabassett Valley along with the Future Land Use Map, both of which provide the basis for future land use and zoning changes. The Carrabassett Valley Future Land Use Plan also identifies “Areas for Future Study”, which are locations in town that are existing community centers or have potential for new housing or mixed-use development.

## **Part 3 – Policy Guides**

The Policy Guides in the Carrabassett Valley Comprehensive Plan outline the goals and strategies for all of the topic areas covered in this plan. The strategies tables list a unique ID number for each strategy, a suggested timeframe for initiation of the recommended strategy, suggested responsibility for the strategy, if this strategy is a state required recommendation, and if it is cross-listed in another topic section. Goals and strategies in the comprehensive plan are both concrete and aspirational. The Carrabassett Valley Comprehensive Planning Committee worked diligently to develop this extensive list of policy statements and this list provides a framework for future town efforts. While it may seem impossible to accomplish all of these strategies within their suggested timeframes, the list nonetheless provides important guidance and should be considered a flexible trail map to guide the town’s future workplan.

## **Part 4 – Inventories**

The Inventory Chapters of the comprehensive plan contain the data and analysis that inform the key findings in the Policy. Guides chapter. The data in this chapter comes from a variety of federal, state, regional and local sources including:

- U.S. Census Bureau
- U.S. Fish and Wildlife Service (USFWS)
- Federal Emergency Management Agency (FEMA)
- Maine Department of Conservation (MDC)
- Maine Dept Agriculture, Conservation, Forestry,
- Bureau of Parks and Lands
- Maine Department of Environmental Protection (DEP)
- Maine Department of Inland Fisheries and Wildlife
- MaineHousing
- Maine Department of Transportation (MaineDOT)
- Maine State Economist
- Maine Bureau of Labor
- Maine Bureau of Vital Statistics
- Maine Office of GIS
- MSAD 58
- Town of Carrabassett Valley

## **Part 5 – Appendix**

The Appendix provides more detailed information about public outreach during the comprehensive planning process and a list of all recommended strategies.

# A VISION FOR CARRABASSETT VALLEY

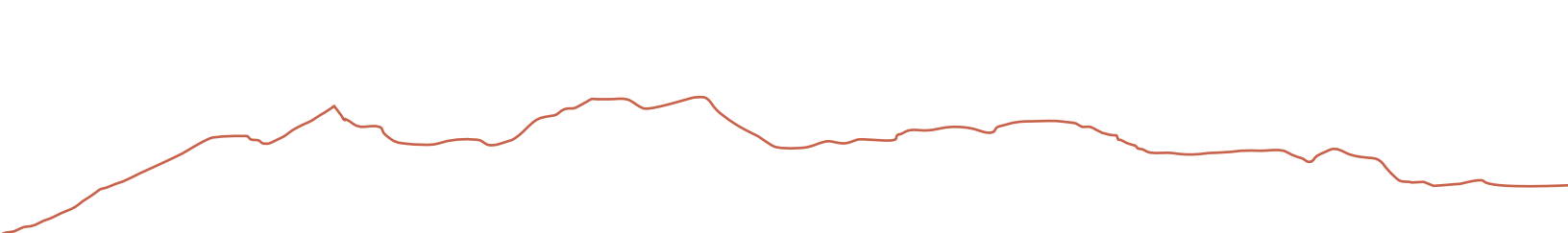
## *The future of Carrabassett Valley is bright.*

Known far and wide as an active, four-season recreation area, with exceptional beauty and access to a wide variety of recreational opportunities, Carrabassett Valley values both year-round visitors and the friendly, close-knit community that calls Carrabassett Valley home. Carrabassett Valley cherishes its many special, highly scenic places that create a sense of identity and community pride.

Carrabassett Valley of the future includes more residents, both seasonal and year-round, with more young families and a mixture of ages and households. The town embraces visitors throughout the seasons, including more summer visitors and enjoys its continued popularity as a winter recreation destination. Carrabassett Valley supports its multiple town centers that provide many of the town's amenities and services and a blend of commercial, municipal, educational, and residential uses in those areas. Carrabassett Valley offers a mixture of public and private educational opportunities that serve local families and attract students from across Maine and from around the world.

Collaborative partnerships continue to support and enrich the visitor experience and resident quality of life, through expanded cultural activities, as well as new housing, and new recreational and economic development opportunities. Sugarloaf Mountain Resort and area businesses will continue to thrive, provide stable year-round employment, and work with the town to create affordable housing for residents and area employees; to invest in infrastructure that protects the quality of the environment; and to ensure that new development is aesthetically compatible with Carrabassett Valley's exceptional beauty.





# COMMUNITY ENGAGEMENT

The Town of Carrabassett Valley employed several different approaches to public engagement and outreach during the comprehensive planning process. The following section provides a summary of those approaches. Included in the appendix are a copy of the newsletter, detailed survey responses along with the survey questions, images from the Vision and Values workshop, a copy of the PowerPoint slides from the workshop, and summary of participant responses.

## **ANNUAL TOWN NEWSLETTERS**

The Town of Carrabassett Valley publishes an annual town newsletter called “Carrabassett Valley Connections” which provides an overview of news and updates for the Carrabassett Valley community and surrounding area. To help inform community members about the purpose and process of the Carrabassett Valley Comprehensive Plan, the project team wrote an article for the Fall 2023 Carrabassett Valley Connections newsletter. A copy of this article is included in the appendix. This article provided a high-level overview that highlighted anticipated frequently asked questions such as the role of the committee and consultant, the estimated timeline, topics that are covered in a comprehensive planning process, state requirements, how to get involved, and who to contact at the town for more information. Town staff also included updates on the plan status and process in the 2024 and 2025 newsletter.

## **COMMUNITY SURVEY**

As the initial act of direct public outreach, the Town of Carrabassett Valley conducted a community survey during the winter of 2023-2024. This survey took place during the primary phase of the Comprehensive Planning process to collect information from residents and visitors. The survey consisted of eighteen questions divided into three parts. Part 1 had seven close-ended (multiple choice or yes/no) style questions that asked for details about the individual taking the survey, to get a sense of the respondents and their relationship to the town. Part 2 focused on “Community Visioning and Values” and asked five open-ended questions about what respondents love most about Carrabassett Valley. Part 3 asked six open-ended questions about “Understanding Community Opportunities & Challenges.”

The survey was sent out to a list of community leaders, businesses, and organizations, along with municipal staff. Two different posters advertising the survey were created and hung up around town, particularly in those areas with the most foot traffic such as the library and town office. Posters included QR codes so that people could get a link to the survey directly from the poster. The survey was advertised on the town Facebook page and town staff participated in a WSKI segment. In total, 306 people responded to the survey. The survey questions and summaries of responses for each question are provided in the appendix, followed by a discussion of main themes.

## **ONLINE (SOCIAL MEDIA AND TOWN WEBSITE)**

The town of Carrabassett Valley included information about the comprehensive plan on the town website and on the Town of Carrabassett Valley Facebook page.

## WSKI

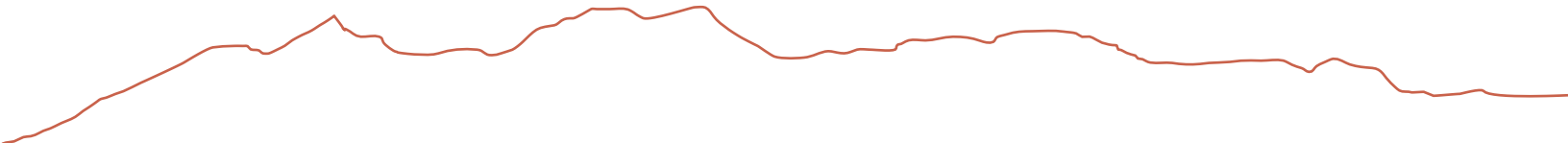
"Independently owned & operated since 1986, WSKI TV brings the Maine High Peaks region to the world." WSKI is the local television station in Carrabassett Valley that covers a wide number of events and news in the area. Town staff participated in a WSKI segment to discuss the comprehensive plan and let the community know about the survey opportunity. WSKI also attended the March 13th Vision and Values Workshop at the Outdoor Center (described below).

## VISION AND VALUES WORKSHOP (MARCH 13, 2024)

The Town of Carrabassett Valley Vision and Values workshop took place on March 13, 2024 at the Sugarloaf Outdoor Center. Over 60 people gathered to learn more about the comprehensive plan, the process, and to participate in a series of guided exercises that inform the vision statement and initial framework for the future land use map. The vision and values workshop identified many key themes, concerns and priorities, and a few specific locations for change or growth. The workshop was divided into three parts: 1) A short overview presentation; 2) A flip chart activity to identify consensus around a vision for the future and community values; and 3) a group exercise using aerial imagery to identify preliminary future land use goals and ideas. More detail about workshop — including the presentation, the questions asked for the flip chart activity and future land use discussion, and participant responses — are included in the appendix.



*Participants at the March 13, 2024 Vision and Values Workshop at the Sugarloaf Outdoor Center. Photo by The Musson Group.*



# REGIONAL COORDINATION

Some of the issues facing Carrabassett Valley extend beyond the boundaries of the town and therefore require cooperation and coordination among municipalities and regional interests to be successfully addressed. This chapter briefly discusses the key regional issues facing the town and also reviews how the plan conforms to the adopted policies for the region. The comprehensive plan presents policies that attempt to address many of the issues transcending municipal boundaries.

## AREAS OF REGIONAL CONCERN

### EDUCATION

Carrabassett Valley does not operate its own schools but pays tuition for students of all ages to attend public schools in surrounding communities, as well as state-required partial tuition for attendance at Maine-approved private schools. As the town evaluates future educational options, it should take a proactive approach to monitoring regional school and budgetary developments that may affect local students and work collaboratively with neighboring communities to ensure access to quality education close to home. Maintaining strong educational opportunities is essential to the town's long-term economic stability and community vitality.

### WORKFORCE HOUSING

Employees of Sugarloaf as well as other local businesses are drawn from a regional labor market. Due to the seasonal nature of some of the employment and the high cost of housing in the Town of Carrabassett Valley, it is highly likely that many employees of local businesses will continue to choose to live outside of town and commute to their jobs. While the Town's housing policies recognize the need for the Town to support efforts to develop workforce housing within the community, there is also a need for the community to support efforts to maintain and expand the supply of workforce housing in the surrounding communities. Therefore, the Town should support regional efforts to address the need for workforce housing.

### HEALTH CARE AND EMERGENCY MEDICAL SERVICES

Residents and visitors are dependent on regional health care facilities for both routine and emergency medical treatment. Emergency medical services and transportation are currently provided by contracted ambulance service through a regional system operated by the hospital in Farmington, and also by and the Carrabassett Valley Fire Department. Given the volume of visitors, the size of the community, and its geographic remoteness, maintenance of these regional facilities and service delivery systems is important to both residents and visitors. Therefore, it is the policy of the community to support the regional health care system and to work to maintain and grow the current regional approach to providing emergency medical services. This also should include provisions to support medical services such as LifeFlight of Maine for faster transport of critical medical emergencies.

## CONTINUED PROMOTION AS A REGIONAL RECREATIONAL HUB

**Four-Season Economy.** Winter and non-winter recreational offerings grew significantly since the adoption of the last Comprehensive Plan in 2004. Whether it is hiking on the Appalachian Trail or mountain biking on challenging terrain, the growth of non-winter recreational opportunities contributes to a stronger year-round recreational tourism economy and reinforces the town's identity as a four-season destination. The town should continue to invest in and promote itself as a year-round recreational destination. While winter conditions are changing around many parts of New England, Carrabassett Valley still offers a true winter experience that people desire. Additionally, as Carrabassett also grapples with those changing conditions, the town should continue to expand the range of recreational and cultural activities during the year available for both residents and visitors.

**Recreation Destination.** The community's recreational facilities and programs contribute to the desirable quality of life for Carrabassett Valley residents and the wider region. The Anti-Gravity Complex, the Carrabassett Valley Public Library, and the summer camp, for example, provide recreational programming for those living in the larger region. This role as a regional recreational service center is a valuable asset for the town and neighboring communities. The town should continue to recognize and value its role as the regional recreational center and continue to make its facilities and programs available to residents of the region.

## REGIONAL ECONOMIC AND COMMUNITY DEVELOPMENT

The economy of Carrabassett Valley is based primarily on outdoor recreation and, therefore, is somewhat isolated from the economy of the region. But the town and its residents depend on the larger region for many of the aspects of everyday life and the economic health of the region strongly influences Carrabassett Valley. It is important that the town play an active role in regional efforts to promote economic and community development so that the region remains economically and socially viable for years to come.

## THE SCENIC CHARACTER OF THE REGION

One of Carrabassett Valley's major attributes, and a key factor in its future as a destination recreational center, is the high quality of its natural and scenic environment. This environment does not stop at the municipal boundaries and is a regional resource especially with respect to scenic and visual quality. While the Town has a responsibility for the stewardship of the environment within its boundaries, it also has an important role as a leader in regional efforts to maintain the character and scenic quality of the region and the Route 27 corridor. Given the importance of this environment to the Carrabassett Valley community, it is vital that the Town encourage and support future regional efforts of this sort.

## PUBLIC ACCESS TO WATER FOR RECREATION

Improved access to water for recreational purposes is a key ingredient in making Carrabassett Valley more of a year-round recreation destination. It is also an important factor in the quality of life of year-round residents.

## IMPROVED REGIONAL ACCESS

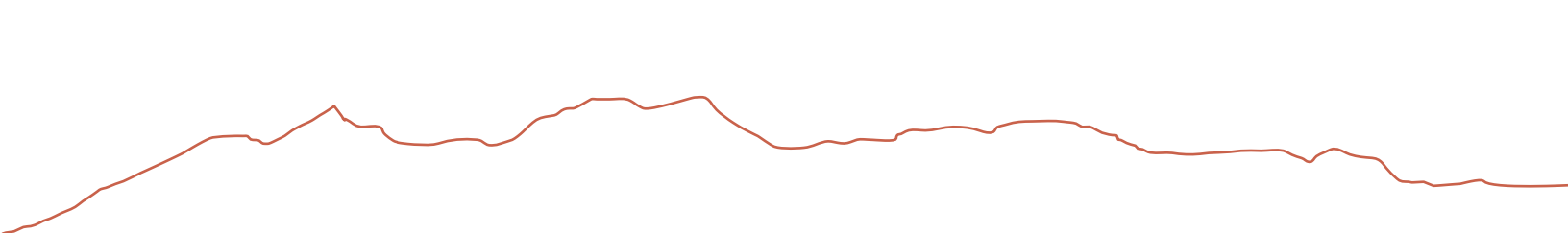
**Roads.** Most visitors to Carrabassett Valley come by motor vehicle and residents of the town are dependent on the region's highway connections for their livelihood, shopping, education, emergencies, and virtually all aspects of daily life. Therefore, maintaining and improving the regional highway network is of vital importance to the community. The town's policy is to support regional efforts to improve regional access and to support the creation of a regional transportation committee in partnership with the Maine Department of Transportation.

**Air.** While the Carrabassett Valley airport plays a critical role for LifeFlight and provides limited access for smaller aircraft, it is not suitable for larger planes and has significant operational and safety constraints. The Airport Master Plan, currently in development, looks at ways to improve aircraft access to support and expand the regional economy.

## REGIONAL PARTNERS

The Town of Carrabassett Valley coordinates either previously or currently coordinates with the following list of organizations who work in the wider Carrabassett Valley area.

- Carrabassett Valley Public Library
- Stratton School
- Mount Abram SAD 58 School District
- Carrabassett Valley Academy
- JV Wing Snowmobile Club
- Carrabassett Valley ATV Club
- Maine's Northwest Mountains Information Center of Area Businesses and Tourist Info
- WSKI—17 TV
- Sugarloaf Ski Club
- Western Maine Mountain Housing
- AVCOG
- Penobscot Nation Weather Monitoring Site
- Maine Department of Transportation
- Federal Aviation Administration
- Governor's Office of Policy Innovation and the Future
- Franklin County Sheriff
- Franklin County Commissioners' Office
- Rangeley Health & Wellness
- Maine Inland Fisheries & Wildlife
- Maine Wardens Service
- LifeFlight of Maine
- Longfellow Mountains Heritage Trails
- Carrabassett Region New England Mountain Bike Association (CRNEMBA)
- Maine Huts & Trails
- Sugarloaf Mountain Corp (and Boyne Resorts)
- CV Trails Committee (composed of CRNEMBA, Town, SMC & MHT, but does act as a group)
- Carrabassett Valley Outdoor Association (CVOA)
- Maine Health NorthStar EMS Ambulance Service
- Kingfield & Eustis Fire Departments
- The Sugarloaf Area Christian Ministry and associated Carrabassett Valley Network



# IMPLEMENTATION & EVALUATION

As a small town with big goals, The Town of Carrabassett Valley's Comprehensive Plan presents an ambitious list of ideas for future implementation. A next step after adopting this comprehensive plan will be to convene a group in charge of shepherding the most immediate priorities into action. These priorities are outlined below. This could take the form of a new committee or delegation of various actions by the Town Manager, Selectboard, and representatives from boards as appropriate. The plan also recommends evaluating the need for additional staffing (either in-house or contracted out) to help with general planning and implementation.

The Selectboard and town committees will reference the comprehensive plan routinely as part of the work, making ongoing evaluation of the comprehensive plan important. The Comprehensive Planning Committee discussed the formation of a Comprehensive Plan Implementation Committee or periodic revisiting of the comprehensive plan, either annually or bi-annually, by a group of representatives from town boards and committees as determined appropriate.

## PRIORITIES

The policy guide chapters of this plan list the goals and strategies for each topic area, suggested implementation timelines, and the potential responsibility for implementation. In addition, strategies that are required by the State of Maine are noted. This implementation chapter provides 1) guidance on the highest priority actions that will support the initial implementation of the plan, and 2) guidance on evaluation.

The Carrabassett Valley Comprehensive Plan recommends over forty (40) strategies for initiation in the short-term (1-3 years). While all of these recommendations are valuable and should be recorded as such in this plan, it is prudent to narrow down that number into a shorter list. The Comprehensive Planning Committee selected eleven (11) of the short-term strategies as highest priority strategies for short-term (1-3 years) implementation. These are listed below by topic area:

## **FUTURE LAND USE**

- Consider land use policy decisions that could create additional diversity in housing opportunities to address housing shortages. (*e.g.*, affordable or attainable housing for seasonal and year-round workforce, senior housing). (Selectboard, Planning Board, Housing Committee)

## **RECREATION**

- Improve and increase communication, awareness, and appreciation of the privilege of open space access for trail users through signage, maps, and interpretive information. Work collaboratively with landowners to develop communication materials.
- Explore opportunities for a multi-use facility that includes space for additional programming, such as classes, portable performance stage, pickleball.

## **HOUSING**

- Explore incentives and/or requirements for housing developers to set aside land for affordable housing or include affordable units in their projects.
- Investigate impacts of Short-term Rentals (STRs) on the local community and housing market.

## **ECONOMY**

- Form a committee to explore a Regional Cultural Center in close collaboration with the Penobscot Nation.
- Consider the creation of an Economic Development Committee to conduct a study to assess economic risks (*e.g.*, climate, housing, education gaps, over-reliance on tourism) and identify diversification opportunities. Provide funding support as needed.

## **PUBLIC FACILITIES**

- Upgrade and expand the municipal building.
- Ensure long-term educational stability by exploring regional partnerships, tuition agreements, and strategic use of the education capital reserve fund.

## **MOBILITY AND TRANSPORTATION**

- Work collaboratively with MaineDOT to analyze and address the impacts of increased commercial truck traffic due to changes in future improvements at the international border crossing.

## **FISCAL CAPACITY**

- Assess town properties (including improved facilities) and develop a Capital Maintenance Plan that enables the town to adequately plan for future capital improvements.



# **PART 2:** **FUTURE LAND USE PLAN**

**OVERVIEW**

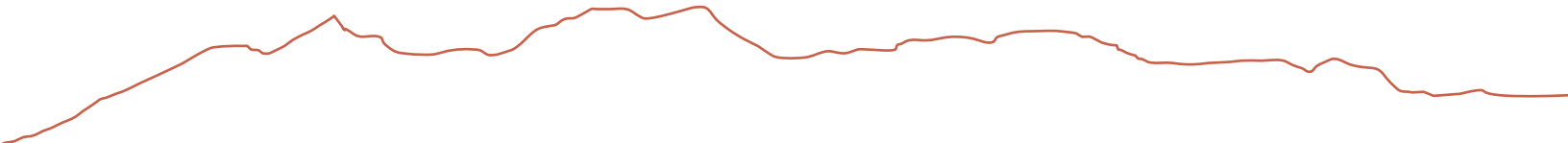
**MAPS**

**AREAS FOR FUTURE STUDY**

**FUTURE LAND USE GOALS AND STRATEGIES**



*Photo courtesy of Tom Cronwell.*



# FUTURE LAND USE OVERVIEW

As the legal basis for a community's zoning and land use regulations, the future land use plan is a key component of the comprehensive plan. The process for determining the future land use plan involves discussion about how existing land use and zoning is or is not meeting current needs, where change may be happening or needed, and assessing how land uses and development may need to change in order to meet future needs.

The future land use plan for Carrabassett Valley seeks to balance the area's exceptional beauty and cherished rural qualities with the interest in modest additional development – such as new housing to serve year-round and seasonal working community members and new commercial spaces that could accommodate desired retail or health services. This section outlines the goals and strategies for future land use in the Town of Carrabassett Valley and provides more detailed information about the vision for specific locations within the town and opportunities to achieve that vision.

During the comprehensive planning process the state typically asks municipalities to identify:

**Growth Areas.** The anticipation is that most residential and non-residential development over the next ten years will occur in the growth area. Establishing a growth area does not guarantee that growth will occur. It simply indicates where additional development is considered most appropriate based on the existence of water and sewer infrastructure or the community's vision for future development. In many cases additional state laws related to planning and zoning also advise what can occur in growth areas in terms of number of units on a lot, minimum lot sizes, and density bonuses, for example.

**Rural Areas.** These are areas that are predominantly undeveloped and have large contiguous areas of open land. New development may be permitted in the rural area, provided it is in line with the established rural residential zone that seeks to keep development compatible with the rural landscape.

**Critical Natural Resources Areas.** Future land use within the growth areas and rural areas will need to consider appropriate protective measures for the town's critical natural resources. Critical natural resources can include (but are not limited to) wetlands of special significance; significant wildlife habitat; threatened, endangered and special concern animal species habitat; scenic vistas; natural communities that are critically imperiled or rare; areas containing plant species declared to be threatened or endangered; prime farmland and farmland of statewide importance; or coastal bluff areas vulnerable to erosion. The critical natural resources map indicates where these areas are currently identified.

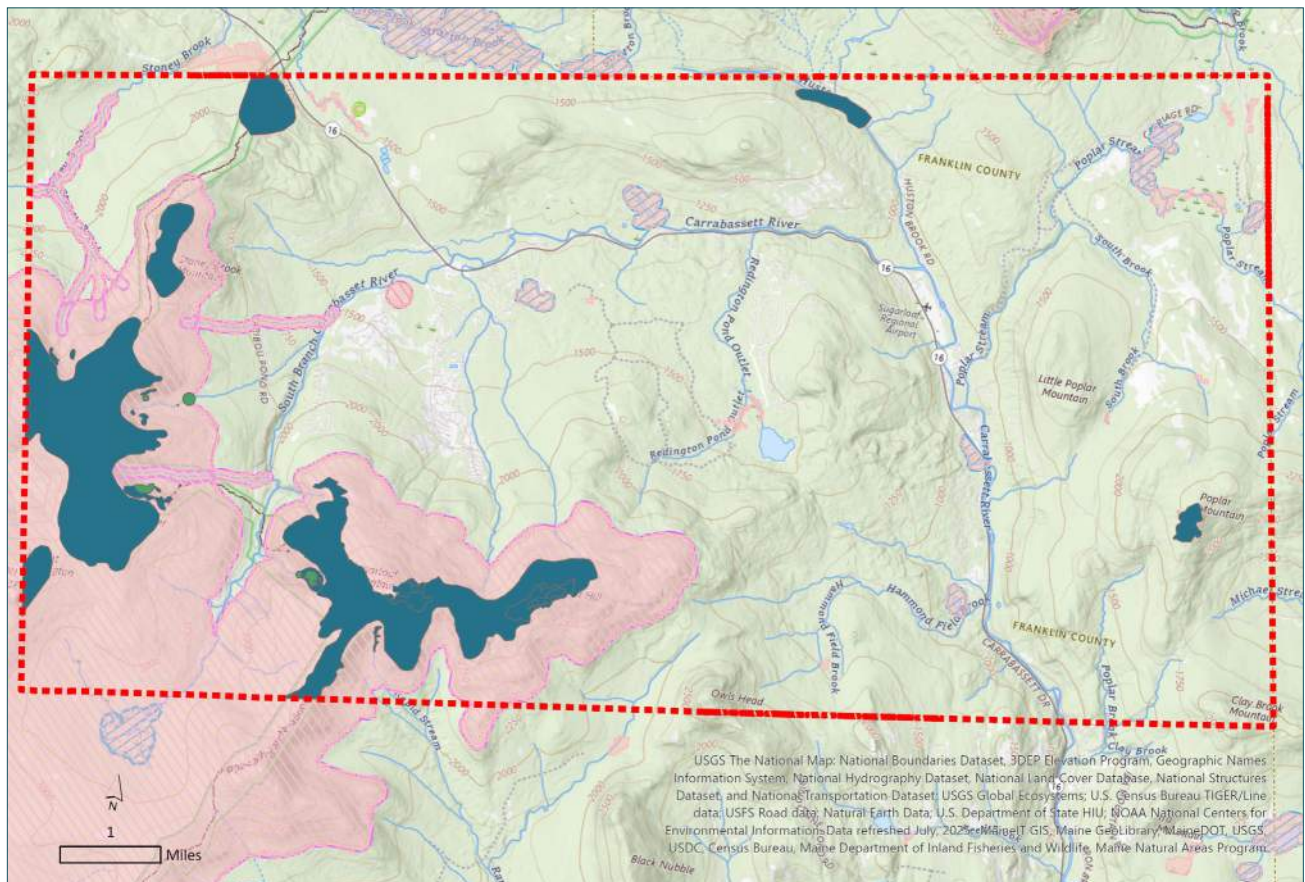
The future land use plan in the 2003 Town of Carrabassett Valley Comprehensive Plan identified growth areas as those areas zoned Medium-Density Residential, Planned Development, Valley Center, and Light Industry. The town's current zoning and land use ordinance mirrors the intentions outlined in this previous plan.

# FUTURE LAND USE MAPS

## CRITICAL NATURAL RESOURCES AREAS MAP

The map below indicates the major critical natural resources located with the Town of Carrabassett Valley. These include endangered and threatened wildlife habitat, inland waterfowl and wading bird habitat, significant vernal pools, other rare wildlife habitat, and an area of Statewide Ecological Significance. See the natural resources inventory for more details.

**Map 1: Critical Natural Resources**



## Town of Carrabassett Valley Critical Natural Resources

Source: Maine Natural Areas Program

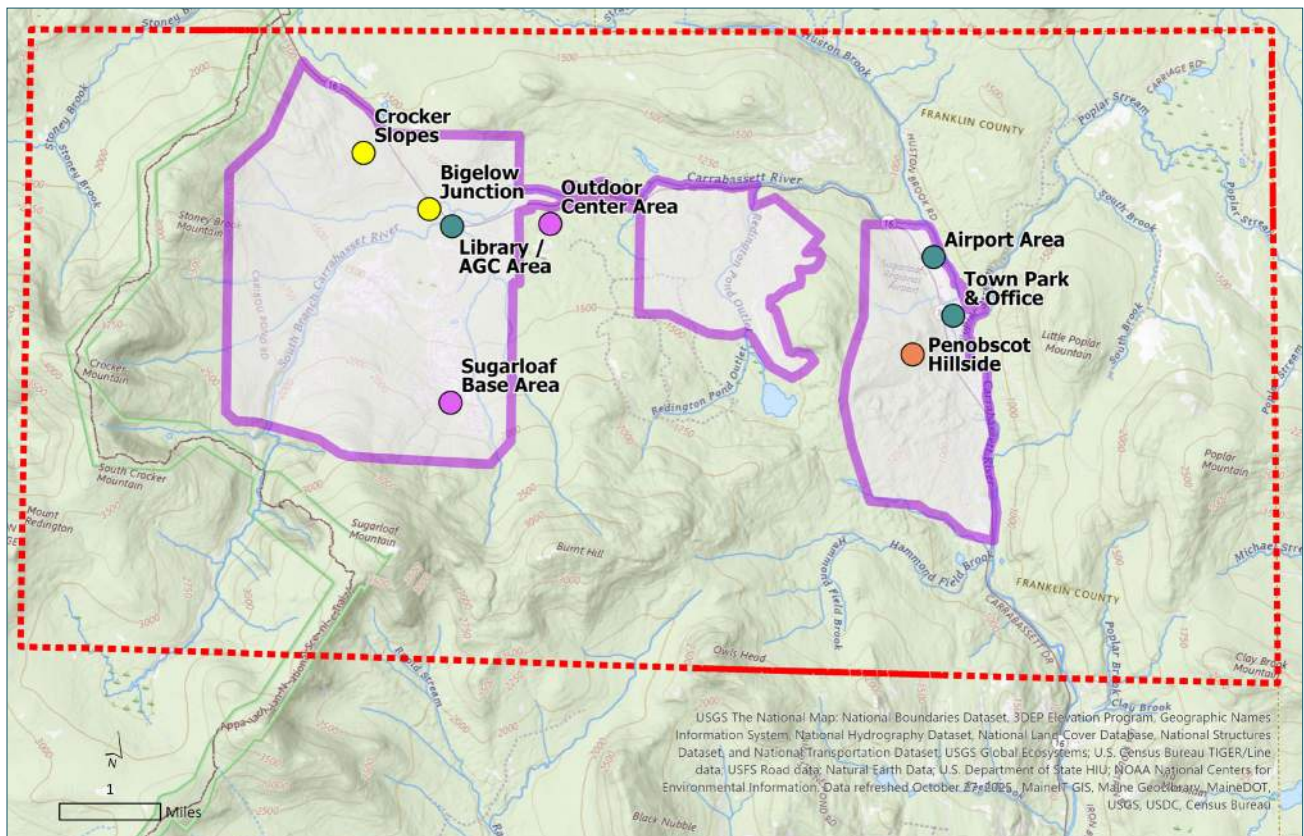
- ▬ Carrabassett Valley Town Boundary
- ▬ High Value Plants & Animals
- ▬ Special Concern (rare) Wildlife Habitat- SC (rare)
- ▬ Significant Vernal Pools- SWH
- ▬ Inland Waterfowl and Wading Bird Habitat- SWH
- ▬ Endangered and Threatened Wildlife Habitat- ET
- ▬ Rare Plant Communities
- ▬ Rare Natural Communities

## FUTURE LAND USE MAP

The following map illustrates future land use goals for the Town of Carrabassett Valley. The future land use map is not a zoning map. The future land use map indicates where additional growth is considered generally appropriate, and helps inform where future zoning changes may be desired in the future. The growth areas shown in the future land use map below closely align with the previous plan's growth areas and zoning updates since 2003. Compared to the previous comprehensive plan (2003), this growth area expands slightly in the area near the airport and town office, the area named – for the purposes of this planning effort only – “Penobscot Hillside”, as well as in the area to the west of Sugarloaf Mountain Resort. Any future zoning and land use changes that may follow from this map will balance development with conservation priorities. The growth area changes presented in this plan allow for discussion of future zoning changes that may enable additional development, particularly desired housing development for the year-round and seasonal working community. In addition, several areas for future study are indicated by points on the map and names by which to distinguish them from each other. These areas for future study are described below.

A 2022 report by Camoin Associates on housing needs in the wider Carrabassett Valley area estimated a need for between 104–312 units at price points affordable to households earning under \$75,000 annually. There is additional demand for 225–338 dormitory-style or house-share rooms for seasonal workers that will need a moderate amount of additional seasonal and year-round housing. Some, not all, of this housing is envisioned for Carrabassett Valley, along with a small amount of commercial development.

**Map 2: Future Land Use Map**



### Town of Carrabassett Valley Future Land Use Map

Source: Town of Carrabassett Valley

- Carrabassett Valley Town Boundary
- Growth Area
- Access and Circulation Improvements
- Community Gathering
- Mixed Use Village Development
- Potential Rezoning
- Areas not included in the Growth Area are designated as rural and/or conservation areas.

# AREAS FOR FUTURE STUDY

The following areas for future study were developed through public input at the Vision and Values Workshop and future land use planning efforts by the Comprehensive Planning Committee. The names given to these areas are solely for the purpose of future land use planning in the comprehensive plan and to distinguish them as unique locations within the town of Carrabassett Valley. Areas shown are general and meant to prompt future thinking about opportunities in those areas.

## CROCKER SLOPES

**Emphasis:** Mixed Use Village Development

**Description:** Crocker Slopes refers to a general area along Route 16/27 north of the Caribou Pond Road and across from the retention ponds.

**Opportunities and Considerations:** Explore opportunities for workforce and year-round residential development as well as space for additional desired retail or health-related services such as a dentist or urgent care. Consider zoning changes to allow for desired type of development in this area.



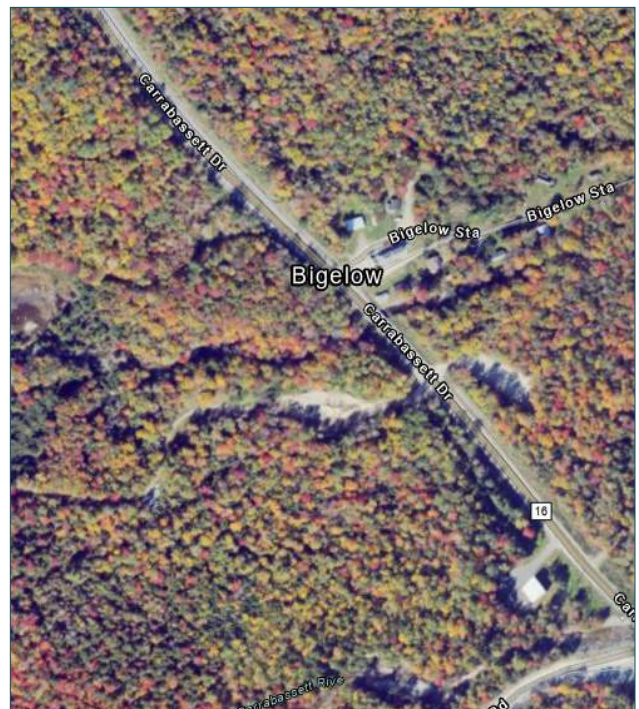
*Crocker Slopes general area.*

## BIGELOW JUNCTION

**Emphasis:** Mixed Use Village Development

**Description:** Bigelow Junction lies just north of the Sugarloaf Access Road along the southeast side of Carrabassett Road and refers to an area where old chairlift pieces are stored. Bigelow Junction is envisioned as a mixed-use village area that could provide space for workforce housing, dentist office, essential services such as an urgent care, retail and commercial space offering things like a car wash or coffee shop.

**Opportunities and Considerations:** Nearby existing water and sewer infrastructure; Stream setbacks from South Branch of Carrabassett River and nearby stream; Ensure safe pedestrian connections across the Sugarloaf Access Road to provide people with easy access to and from the Library / Anti-Gravity Complex area.



*Bigelow Junction general area.*

## LIBRARY / AGC AREA

**Emphasis:** Access and Circulation Improvements, Community Gathering

**Description:** The Carrabassett Valley Library / Anti-Gravity Complex area is a busy existing spot in town with multiple destinations in one location: The municipal library and community center, a bus stop for the school bus, Sugarloaf Explorer, the Western Maine Center for Children (housed in the library building), Mountainside Grocers and gas station, the Anti-Gravity Complex, and Mountainside Garage.

**Opportunities and Considerations:** Recognize the Library / AGC area as a natural community gathering area; Enhance existing variety of uses while balancing competition for use of this space; Circulation and access improvements that better accommodate variety of activity; Explore space for location of additional services.



*Library / AGC general area.*

## SUGARLOAF BASE AREA

**Emphasis:** Community Gathering

**Description:** The Sugarloaf Base is anchored by “The Beach” central gathering area at the base of Sugarloaf Mountain Resort and the surrounding restaurants, shops, and amenities.

**Opportunities and Considerations:** Continue working with Sugarloaf Corporation to explore opportunities to better utilize the Sugarloaf Base Area as a community gathering space.



*Sugarloaf Base general area.*

## OUTDOOR CENTER AREA

**Emphasis:** Community Gathering

**Description:** The Sugarloaf Outdoor Center provides access to a world-class network of cross-country skiing, fat biking, and snowshoeing trails, along with ice skating and hiking and mountain biking trails in the summer. The lodge additionally serves as an important community gathering and meeting space.

**Opportunities and Considerations:** Consider ways to further utilize this space and location to provide community gathering opportunities for a variety of ages, such as creating space or events for food trucks, picnic tables for seating in warmer weather, or a deck for listening to live music. Explore safe and accessible pedestrian and bike connections across Route 16/27 where people cross between the Outdoor Center trails and Campbell Field.



*Sugarloaf Outdoor Center general area.*

## AIRPORT

**Emphasis:** Access and Circulation Improvements

**Description:** The airport area is a node in the valley area of the Town of Carrabassett Valley, providing airport services and trailhead access for the Narrow Gauge Pathway and trails to Maine Huts.

**Opportunities and Considerations:** Consider ways to improve trailhead parking.



*Airport general area.*

## PENOBSCOT HILLSIDE

**Emphasis:** Potential Rezoning, Mixed Use Development

**Description:** Penobscot Hillside refers to the area along the west side of Route 27/16 between the Town Office and the Airport Trailhead entrance. This generally includes Ayotte's Country Store and gas station, Judson's Plaza, and the land immediately behind.

**Opportunities and Considerations:** Work collaboratively to explore rezoning in this location to enable opportunities to offer new mixed use commercial / residential uses in this area. This could be a potential location of desired amenities such as dentist office, coffee shop, car wash, and additional housing or other uses, based on collaborative discussions with landowners.



*Penobscot Hillside general area.*

## TOWN PARK AND TOWN OFFICE

**Emphasis:** Access and Circulation Improvements

**Description:** The Town Park and Town Office area is a busy cluster of municipal land uses including the Town Office, the valley fire station, and the Town Park, which includes playing fields, tennis courts, a playground, and pool. In the summer this location is busy balancing trailhead access, summer camp, park use, and the use and operation of municipal buildings.

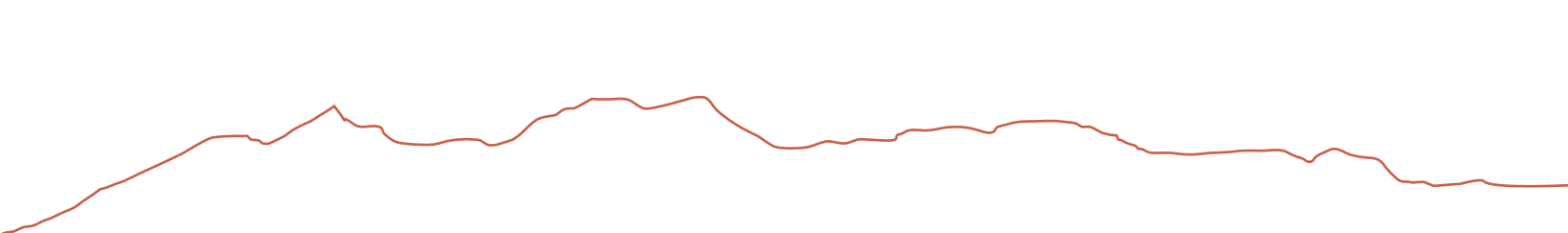
**Opportunities and Considerations:** Explore ways to improve circulation at this site in order to better balance the various needs and demands at this location. Should the Town Office be reconstructed, consider folding it into a larger site plan at this location for recreational and potentially other mixed-use purposes.



*Town Park and Town Office general area.*



*Photo courtesy of Joe Gambino.*



# **FUTURE LAND PLAN: GOALS AND STRATEGIES**

This updated future land use plan builds upon several key takeaways identified in the Existing Land Use inventory section, including the need for creative and collaborative thinking about potential new development opportunities; the idea that there is no one town center in Carrabassett Valley and instead several nodes of activity where new growth should be concentrated; the importance of considering flooding and climate impacts on future development. This updated future land use plan aligns with the vision outlined in this comprehensive plan and with the high-level goals identified in this plan.

## **FUTURE LAND USE GOALS**

1. Land use planning strategies that are coordinated with other local and regional land use planning efforts.
2. Land use decisions (type, scale, and intensity of development) that value density where designated and minimize sprawl, and are consistent with the vision for Carrabassett Valley outlined in this plan.
3. Efficient and effective permitting procedures, especially in growth areas.
4. Critical rural areas that are protected from the impacts of development.
5. Large tracts of undeveloped land and scenic resources that characterize Carrabassett Valley.
6. Opportunities for those who want to live and promote business in Carrabassett Valley.
7. Land use policies that enable development of spaces and infrastructure for needed community services, such as urgent care.
8. Protected spaces for present and future recreational opportunities.
9. Land use and zoning policies that support resiliency and climate change goals.

## FUTURE LAND USE STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                                                        | Suggested Responsibility                                             | Suggested Timeframe | State? | Cross-Listed |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------|--------|--------------|
| FUT-1 | Consider land use policy decisions that could create additional diversity in housing opportunities to address housing shortages. (e.g. affordable or attainable housing for seasonal and year-round workforce, senior housing). | Selectboard, Planning Board, Housing Committee                       | Short-Term          |        |              |
| FUT-2 | Evaluate need to hire a town planner or other ways to increase support for town staff and committees to address ongoing needs.                                                                                                  | Town Manager, Select Board                                           | Short-Term          |        |              |
| FUT-3 | Investigate impacts of Short-term Rentals (STRs) on the local community and housing market.                                                                                                                                     | Town Manager, Select Board, Planning Board, Code Enforcement Officer | Short-Term          |        |              |
| FUT-4 | Track new development in the community by type and location.                                                                                                                                                                    | Code Enforcement                                                     | Short-Term          | Yes    |              |
| FUT-5 | Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board, or municipal official.                                                                                                     | Select Board, Code Enforcement, Planning Board                       | Short-Term          | Yes    |              |
| FUT-6 | Pursue revisions to the Zoning and Land Use Ordinance as needed to accommodate new development, where appropriate.                                                                                                              | Planning Board, Code Enforcement, Selectboard                        | Ongoing             |        |              |
| FUT-7 | Work collaboratively with land owners to identify new land use opportunities.                                                                                                                                                   | Town Manager, Selectboard, Town Committees                           | Ongoing             |        |              |
| FUT-8 | Evaluate and monitor needs to expand public recreational facilities, such as the Anti-Gravity Complex, the Outdoor Center, Town Park, and the Golf Courses.                                                                     | Town Selectboard, Town Manager, Recreation Department                | Ongoing             |        |              |

| ID     | Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Suggested Responsibility                                             | Suggested Timeframe | State? | Cross-Listed |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------|--------|--------------|
| FUT-9  | Meet with neighboring communities and other regional entities to coordinate land use designations and regulatory and non-regulatory strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Selectboard, Town Manager, Code Enforcement, Town Committees         | Ongoing             | Yes    |              |
| FUT-10 | Prioritize new development that compliments and supports existing scenic resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Selectboard, Planning Board, Code Enforcement, Town Committees       | Ongoing             |        |              |
| FUT-11 | Using the descriptions provided in the future land use plan narrative, maintain, enact or amend local ordinances as appropriate to clearly define the desired scale, intensity, and location of future development; a. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; b. Clearly define protective measures for critical natural resources and, where applicable, important natural resources; c. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed. | Select Board, Planning Board, Code Enforcement, Land owners          | Ongoing             | Yes    |              |
| FUT-12 | Pursue partnerships where possible that help achieve future land use goals in efficient and effective ways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Town Manager, Select Board, Town Committees                          | Ongoing             |        |              |
| FUT-13 | Provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the CEO is certified in accordance with 30-A MRSE 4451.                                                                                                                                                                                                                                                                                                                                                                                                              | Select Board, Town Manager                                           | Ongoing             | Yes    |              |
| FUT-14 | Incorporate the impacts of flooding, erosion, and other climate-related vulnerabilities in all land use decision-making.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Town Manager, Select Board, Planning Board, Code Enforcement Officer | Ongoing             |        |              |
| FUT-15 | Include in the Capital Improvements Plan anticipated municipal investments needed to support proposed land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Town Manager, Select Board                                           | Ongoing             | Yes    |              |

| ID     | Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Suggested Responsibility                       | Suggested Timeframe | State? | Cross-Listed |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------|--------|--------------|
| FUT-16 | Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Select Board                                   | Ongoing             | Yes    |              |
| FUT-17 | Annually review parcels, and land use and zoning map to update any changes as needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Code Enforcement Officer                       | Ongoing             |        |              |
| FUT-18 | Review and revise the Zoning Ordinance, Subdivision Ordinance, and Zoning Map to address the following:<br>a. Establish standards for the export of phosphorous from new developments that are located in the watershed of Redington Pond; b. Require that development proposals provide information on the impact of proposed activities on surface water and actions that will be taken to mitigate these impacts; c. Incorporate standards for the handling and storage of potential groundwater contaminants; d. Revise the standards for controlling both the quality and quantity of runoff from new development; e. Update the Route 27 Scenic Corridor provisions to protect the visual quality of the area. | Code Enforcement Office                        | Ongoing             |        |              |
| FUT-19 | Periodically (at least every five years) evaluate implementation of the plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Planning Board, Code Enforcement, Town Manager | Medium -Term        | Yes    |              |



# **PART 3:** **POLICY GUIDES**

**RECREATION & OPEN SPACE**

**ECONOMY**

**HOUSING**

**NATURAL RESOURCES**

**PUBLIC FACILITIES**

**MOBILITY & TRANSPORTATION**

**HISTORIC & CULTURAL RESOURCES**

**FISCAL CAPACITY**



# **RECREATION & OPEN SPACE**

## **POLICY GUIDE**

**Trail Network  
Connectivity  
and Expansion**

**Diverse, Inclusive,  
and Year-round  
Recreational Amenities**

**Strategic  
Partnerships  
and  
Collaborations**

**Alignment with  
Statewide Goals**

**Interpretation,  
Communication,  
and Celebration of  
Outdoor Assets**

**Open Space  
Preservation  
and Water  
Access**

## RECREATION & OPEN SPACE GOALS AND STRATEGIES

Recreation and conserved open space is key to the quality of life, environmental health, and economy of Carrabassett Valley. The following goals and strategies outline the future priorities for the town and opportunities for continued investment in one of the most important aspects of life in Carrabassett Valley.

### RECREATION & OPEN SPACE GOALS

1. Provide and maintain a diversity of resilient, high-quality recreational amenities, facilities, and infrastructure for all ages and seasons that meet the needs of year-round residents, seasonal residents, and seasonal visitors from near and far.
2. Maintain and strengthen cooperative public and private partnerships at the local, regional, state, and federal level, particularly with the Penobscot Nation (PN), around recreation access, programming, and cultural interpretation opportunities.
3. Communicate and celebrate Carrabassett Valley's network of open spaces, trails, and recreational amenities as infrastructure critical to the economy, public health, mobility, history, and culture of Carrabassett Valley.
4. Maintain and increase connectivity of the existing and planned future trail network.
5. Seek to align planning, operations, and maintenance of recreational amenities and infrastructure with the State Comprehensive Outdoor Recreation Plan (SCORP) themes: Support Active, Engaged Communities; Address Workforce Attraction and Retention through Outdoor Recreation; Sustain and Grow Tourism; Promote Ecological and Environmental Resilience; and Invest in Maintenance and Stewardship.
6. Seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concern.
7. Preserve open space as needed to meet current and future recreational demands.

## RECREATION & OPEN SPACE STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                                                                            | Suggested Responsibility                                     | Suggested Timeframe | State? | Cross- Listed                   |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------|--------|---------------------------------|
| REC-1 | Improve and increase communication, awareness, and appreciation of the privilege of open space access for trail users through signage, maps, and interpretive information. Work collaboratively with landowners to develop communication materials. | Town staff, Recreation Dept, CV Trails                       | Short-Term, Ongoing |        |                                 |
| REC-2 | Continue to develop information for trail users about who to contact if injured and identify opportunities to improve cell access, particularly in the valley, where feasible.                                                                      | Town staff, Selectboard, CV Trails, Fire Department          | Short-Term, Ongoing |        | Transportation                  |
| REC-3 | Form a committee to explore a Regional Cultural Center in close collaboration with the Penobscot Nation.                                                                                                                                            | Town staff, PN, Existing Arts Orgs, Local Business Community | Short-Term          |        | Historic and Cultural Resources |
| REC-4 | Develop a list of key ideas for historical, cultural, and interpretative information at trailhead kiosks.                                                                                                                                           | Town staff, PN, CV trail organizations                       | Short-Term          |        | Historic and Cultural Resources |
| REC-5 | Identify opportunities for ecology interpretive trails using the cross-country and snowshoe trail system.                                                                                                                                           | Town staff, PN, CV trail organizations                       | Short-Term          |        |                                 |
| REC-6 | Explore opportunities for a multi-use facility that includes space for additional programming, such as classes, portable performance stage, pickleball.                                                                                             | Town staff, Selectboard, Recreation Department               | Short-Term          |        |                                 |
| REC-7 | Explore opportunities to build pump tracks, both hard surface and natural surface.                                                                                                                                                                  | Recreation Department, CV Trails                             | Short-Term          |        |                                 |
| REC-8 | Develop a list of high priority pedestrian and non-motorized connectivity points, especially for safer crossing of Route 27.                                                                                                                        | Town staff, MaineDOT, Recreation Department, CV Trails       | Short-Term          |        |                                 |
| REC-9 | Evaluate and monitor needs to expand public recreational facilities, such as the Anti-Gravity Complex, the Outdoor Center, Town Park, and the Golf Courses.                                                                                         | Town Selectboard, Town Manager, Recreation Department        | Ongoing             |        |                                 |

| ID     | Strategy                                                                                                                                                                                                                                                                                      | Suggested Responsibility                                      | Suggested Timeframe  | State? | Cross- Listed |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------|--------|---------------|
| REC-10 | Develop and prioritize a list of trail connectivity and expansion opportunities along with implementation strategies.                                                                                                                                                                         | Town staff, land owners, CV trail organizations               | Ongoing              |        |               |
| REC-11 | Continue to provide the resources needed to support the Recreation Department staff and programming.                                                                                                                                                                                          | Town Manager, Selectboard, Recreation Committee               | Ongoing              |        |               |
| REC-12 | Regularly review the capacity and utilization of facilities at the Town Park, continue to maintain and improve Town Park. Look for opportunities for additional river access.                                                                                                                 | Recreation Department, Recreation Committee, State of Maine   | Ongoing              |        |               |
| REC-13 | Continue to maintain and expand capacity of the Outdoor Center and support improvements to the Outdoor Center and Town Lot (e.g. snowmaking, roof over the skating rink).                                                                                                                     | Town, Sugarloaf                                               | Ongoing              |        |               |
| REC-14 | Develop and maintain a priority list for land acquisition or access to meet current and future recreational and other community needs.                                                                                                                                                        | Town staff, Selectboard, Recreation Committee, CV Trails      | Ongoing              |        |               |
| REC-15 | Identify and monitor recreation infrastructure vulnerable to climate change, explore resilience planning efforts.                                                                                                                                                                             | Town staff, Recreation Department                             | Medium-Term, Ongoing |        |               |
| REC-16 | Evaluate Caribou Pond Road for recreational access and opportunities consistent with the applicable zoning.                                                                                                                                                                                   | Town staff, State of Maine, Recreation Department, Landowners | Medium- Term         |        |               |
| REC-17 | Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A. | Town, Recreation Department                                   | Ongoing              | Yes    |               |



# **ECONOMY**

## **POLICY GUIDE**

**Recreation-  
driven  
Economic  
Growth**

**Economic  
Diversification and  
Resilience**

**Shared  
Prosperity  
through  
Collaboration**

**Community-  
aligned  
Economic  
Development**

**Workforce, Housing,  
and Community  
Vitality**

**Regional  
Coordination  
and Strategic  
Partnerships**

## ECONOMY GOALS AND STRATEGIES

The following goals and strategies position Carrabassett Valley to grow in alignment with community values while also responding to economic and environmental trends, both local and regional.

### ECONOMY GOALS

1. Support the type of economic development activity the community desires, reflecting the community's role in the region. (State Goal)
2. Identify new locations for community services that support the idea of mixed-use centers identified in the future land use plan.
3. Make financial commitments to support desired economic development, including needed public improvements. (State Goal)
4. Coordinate with regional development corporations and federal agencies and surrounding towns as necessary to support desired economic development. (State Goal)
5. Promote and offer a variety of four-season recreational activities.
6. Strengthen regional links with surrounding communities that promote the region as a recreational center.
7. Diversify the local economy and increase economic resilience in the face of unknown climate and market changes. Support economic infrastructure for remote work and small business innovation, encouraging entrepreneurial growth and year-round employment.
8. Attract and retain working-age residents and young families by improving housing, education, and essential services.
9. Strengthen regional collaboration to enhance shared economic, educational, and quality-of-life outcomes.

## ECONOMY STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID     | Strategy                                                                                                                                                                                                                                                          | Suggested Responsibility                                                          | Suggested Timeframe | State? | Cross-Listed                                |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------|--------|---------------------------------------------|
| ECON-1 | Form a committee to explore a Regional Cultural Center in close collaboration with the Penobscot Nation.                                                                                                                                                          | Town staff, PN, Existing Arts Orgs, Local Business Community                      | Short-Term          |        | Historic and Cultural Resources, Recreation |
| ECON-2 | Consider the creation of an Economic Development Committee to conduct a study to assess economic risks ( <i>e.g.</i> , climate, housing, education gaps, over-reliance on tourism) and identify diversification opportunities. Provide funding support as needed. | Town Manager, Selectboard, Economic Development Committee, Regional Partners      | Short-Term          | Yes    |                                             |
| ECON-3 | Partner with regional organizations to explore coworking or innovation hub space that supports remote workers and small business startups.                                                                                                                        | Town Manager, Board of Selectmen, Regional Partners                               | Short-Term          |        |                                             |
| ECON-4 | Develop a strategy to recruit and support families moving to Carrabassett Valley, highlighting child care, public education opportunities, outdoor programming, and lifestyle benefits.                                                                           | Town Manager, School Committee, Western Maine Center for Children                 | Short-Term          |        |                                             |
| ECON-5 | Explore funding, marketing, and regional collaboration opportunities that support retention of young families ( <i>e.g.</i> child care, educational, and youth programs).                                                                                         | Board of Selectmen, CV School Committee                                           | Ongoing             |        |                                             |
| ECON-6 | Continue to maintain and expand capacity of the Outdoor Center and support improvements to the Outdoor Center and Town Lot ( <i>e.g.</i> snowmaking, roof over the skating rink).                                                                                 | Town, Sugarloaf                                                                   | Ongoing             |        |                                             |
| ECON-7 | Work cooperatively with property owners to maintain and expand the current non-motorized and motorized trail network and facilities linking the major nodes of activity in Town.                                                                                  | Selectboard, Town Manager, Planning Board, Land owners, J.V. Wing Snowmobile Club | Ongoing             |        |                                             |
| ECON-8 | Continue to improve the attractiveness of the area and market the region as a recreational center                                                                                                                                                                 | Board of Selectmen and Town Manager                                               | Ongoing             |        |                                             |

| ID      | Strategy                                                                                                                                                                                                                                                                       | Suggested Responsibility                                                               | Suggested Timeframe | State? | Cross-Listed |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|---------------------|--------|--------------|
| ECON-9  | Develop and maintain a priority list for land acquisition or access to meet current and future recreational and other community needs.                                                                                                                                         | Town staff, Selectboard, Recreation Committee, CV Trails                               | Ongoing             |        |              |
| ECON-10 | Evaluate and monitor needs to expand public recreational facilities, such as the Anti-Gravity Complex, the Outdoor Center, Town Park, and the Golf Courses.                                                                                                                    | Town Selectboard, Town Manager, Recreation Department                                  | Ongoing             |        |              |
| ECON-11 | Engage local and statewide housing developers and work with employers to develop affordable employee housing and affordable rental housing.                                                                                                                                    | Town Manager and Western Maine Mountain Housing                                        | Ongoing             |        |              |
| ECON-12 | Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.                                                                                                                                                  | Planning Board, CEO                                                                    | Ongoing             | Yes    |              |
| ECON-13 | If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.) | Selectboard, Town Manager                                                              | Ongoing             | Yes    |              |
| ECON-14 | Participate in any regional economic development planning efforts.                                                                                                                                                                                                             | Town Manager, Selectboard, Economic Development Committee                              | Ongoing             | Yes    |              |
| ECON-15 | Study the feasibility of a multi-purpose community center to be located in one of the areas for future study in the Future Land Use Plan.                                                                                                                                      | Town Manager, Board of Selectmen, and Ad Hoc Committee                                 | Medium- Term        |        |              |
| ECON-16 | Explore incentives (e.g., tax breaks, grants, reduced permitting hurdles) for businesses in industries to establish operations locally (e.g., tech, manufacturing, research, other).                                                                                           | Board of Selectmen, Economic Development Committee                                     | Medium-Term         |        |              |
| ECON-17 | Collaborate with neighboring towns and the Unorganized Territories to share services and develop joint economic development strategies.                                                                                                                                        | Town Manager, Regional Groups (such as RECFNC, Housing Committee, High Peaks Alliance) | Medium-Term         |        |              |
| ECON-18 | Explore feasibility of attracting services for seniors and those hoping to age in place (e.g., urgent care, senior care support).                                                                                                                                              | Town Manager, Health Services Ad Hoc Group                                             | Medium-Term         |        |              |



# **HOUSING**

## **POLICY GUIDE**

**Expand  
Housing  
Supply to Meet  
Demand**

**Provide a Range  
of Housing Types  
and Options While  
Preserving Community  
Character**

**Foster Creative  
Housing  
Partnerships**

**Support  
Seasonal  
Employee  
Housing**

**Ensure Housing  
Affordability Across  
Income Levels**

**Align Land Use  
Policies with  
Housing Goals**

## HOUSING GOALS AND STRATEGIES

The following goals and strategies address the challenges and opportunities facing Carrabassett Valley in the present and future, as the town seeks to balance the housing needs of the community (year-round and seasonal) with a recreation tourism-driven economy.

### HOUSING GOALS

1. Construction of additional housing units to address unmet demand arising from a growing economy, particularly housing that supports the year-round and seasonal workforce.
2. Housing types that meet a variety of needs and demographics (*e.g.* seniors looking to downsize, young families starting out, year-round and seasonal workers).
3. A mixture of housing price points that ensures that people with a variety of income levels can live in Carrabassett Valley.
4. Creative collaborations and partnerships for housing that help meet current and future housing needs.
5. Land use and zoning policies that encourage the development of quality affordable housing, including rental housing, and balance the need for seasonal and year-round homes.
6. Housing development that balances the need for lower cost housing alternatives, with the need to preserve the Town's appearance and property values.
7. Safe, convenient, and decent homes for seasonal employees.

## HOUSING STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                            | Suggested Responsibility                                          | Suggested Timeframe | State? | Cross-Listed |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------|--------|--------------|
| HOU-1 | Explore incentives and/or requirements for housing developers to set aside land for affordable housing or include affordable units in their projects.                                               | Town Manager, Planning Board, WMMH                                | Short-Term          |        |              |
| HOU-2 | Investigate impacts of Short-term Rentals (STRS) on the local community and housing market.                                                                                                         | Town Manager, Planning Board, CEO                                 | Short-Term          |        |              |
| HOU-3 | Create definitions for affordable housing, attainable housing, seasonal housing, workforce housing, and employee housing that make sense for the Carrabassett Valley community.                     | Town Manager, CEO, Planning Board, Western Maine Mountain Housing | Short-Term          |        |              |
| HOU-4 | Provide density bonuses in all zoning districts for housing that is affordable to households earning 120% or less of the adjusted median income for Franklin County.                                | Selectboard, Planning Board, CEO, WMMH                            | Short-Term          |        |              |
| HOU-5 | Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.                                                                        | Selectboard, Planning Board, CEO                                  | Short-Term          | Yes    |              |
| HOU-6 | Build a prioritized inventory of potential workforce housing development / redevelopment sites, including town-owned land and determine if any of it is suitable for workforce housing development. | Planning Board, CEO, WMMH                                         | Short-Term          |        |              |
| HOU-7 | Explore reducing minimum lot sizes in areas where it can be done in an environmentally responsible way.                                                                                             | Planning Board, CEO                                               | Short-Term          |        |              |
| HOU-8 | Consider activities such as utility extensions, seeking outside funding, and participating in the financing of the project, if necessary, for the development of the housing.                       | Town Manager, CEO, and Western Maine Mountain Housing             | Ongoing             |        |              |
| HOU-9 | Engage local and statewide housing developers and work with employers to develop affordable employee housing and affordable rental housing.                                                         | Town Manager and Western Maine Mountain Housing                   | Ongoing             |        |              |

| ID     | Strategy                                                                                                                                                                                                                                                                                             | Suggested Responsibility     | Suggested Timeframe | State? | Cross-Listed |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|--------|--------------|
| HOU-10 | Encourage private developers to use state and federal housing finance programs to meet the anticipated demand for affordable rental housing.                                                                                                                                                         | Planning Board, Town Manager | Ongoing             |        |              |
| HOU-11 | Encourage new housing to be located in those areas with adequate water supply and sewage disposal potential.                                                                                                                                                                                         | Planning Board, CEO          | Ongoing             |        |              |
| HOU-12 | Encourage multifamily housing as a permitted or conditional use in a variety of zoning districts including the Medium Density Residential District (R-2), Planned Development District (PD), and Valley Center District and allow it to be developed at a higher density than single-family housing. | Planning Board, CEO          | Ongoing             |        |              |
| HOU-13 | Allow manufactured housing in compliance with State law.                                                                                                                                                                                                                                             | Planning Board, CEO          | Ongoing             |        |              |
| HOU-14 | Continue to permit conventional modular homes, consisting of two or more units and complying with state standards, on any residential lot in the Town.                                                                                                                                               | Planning Board, CEO          | Ongoing             |        |              |
| HOU-15 | Continue to allow home occupations in accordance with existing town rules and regulations.                                                                                                                                                                                                           | Planning Board, CEO          | Ongoing             |        |              |
| HOU-16 | Continue allowing accessory dwelling units on existing lots.                                                                                                                                                                                                                                         | Planning Board, CEO          | Ongoing             |        |              |
| HOU-17 | Ensure local standards for the conversion of seasonal homes to year-round use should comply with the State Plumbing Code.                                                                                                                                                                            | CEO                          | Ongoing             |        |              |
| HOU-18 | Study the need for elderly and/or affordable housing options for Seniors.                                                                                                                                                                                                                            | Planning Board, CEO          | Medium-Term         |        |              |
| HOU-19 | Explore opportunities for nontraditional housing options such as “tiny homes” and campgrounds.                                                                                                                                                                                                       | Planning Board, CEO          | Medium-Term         |        |              |
| HOU-20 | Build capacity to address workforce housing needs by identifying new partnerships, new funding sources, and other regulatory or non-regulatory approaches.                                                                                                                                           | Town Manager, WMMH           | Long-Term           |        |              |



# **NATURAL RESOURCES**

## **POLICY GUIDE**

**Integrate Sustainability as a Core Principle**

**Conserve Scenic Resources and Working Forests**

**Reduce Pollution through Sustainable Infrastructure**

**Foster Regional and Statewide Coordination**

**Use Data-Driven Approaches to Identify and Conserve Critical Resources**

**Protect Water Resources and Surface Water Quality**

## NATURAL RESOURCES GOALS AND STRATEGIES

The following goals and strategies seek to balance the demands and desires of the economy with the need and desire to protect natural resources for ecological and community health.

### NATURAL RESOURCES GOALS

1. Emphasize sustainability as an underlying principle in natural resources, forest resources, and water resources policies and management.
2. Monitor and enhance and protect existing water resources, including current and future drinking water sources.
3. Protect scenic resources, including dark skies.
4. Identify and conserve critical natural resources through data driven decision-making for protection of natural resources and critical natural resources.
5. Coordinate conservation of critical natural resources, water resources, and forest resources between Carrabassett Valley, neighboring communities, major landowners and organizations (*e.g.* High Peaks Alliance, Maine Audubon, The Nature Conservancy), and the State of Maine (*e.g.* Maine Inland Fisheries and Wildlife, Maine Natural Areas Program) and others as determined appropriate. (State Goal)
6. Conserve and manage commercial forest land to protect their economic viability. (State Goal)
7. Conserve and protect significant surface water resources from pollution. (State Goal)
8. Reduce pollution discharges through continued investment in and use of low impact disposal techniques, and upgrades of existing public sewer systems and wastewater treatment facilities as needed.

## NATURAL RESOURCES STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                                                                                    | Suggested Responsibility                                                                   | Suggested Timeframe | State? | Cross-Listed |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------|--------|--------------|
| FOR-1 | Continue to implement the town's forest management plan. Monitor and regulate the harvesting of woodlands and periodically evaluate the effectiveness of the town's regulations.                                                                            | Code Enforcement Officer; Planning Board; Maine Forest Service                             | Ongoing             |        |              |
| FOR-2 | Integrate forest harvesting of natural area alongside recreational needs and goals.                                                                                                                                                                         | Code Enforcement Office; Planning Board; Town Forester; Recreation Department and partners | Ongoing             |        |              |
| FOR-3 | Work with large landowners to monitor wood harvesting operations. Collaborate around future recommendations concerning additional local regulations of harvesting activities should it identify practices that result in water pollution or other problems. | Code Enforcement Office; Planning Board; Town Forester; Recreation Department and partners | Ongoing             |        |              |
| FOR-4 | Continue to require that buffers be maintained between water bodies and cut areas through the locally adopted ordinance.                                                                                                                                    | Code Enforcement Officer; Planning Board; Maine Forest Service; Maine DEP                  | Ongoing             |        |              |
| FOR-5 | Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A.. §8869. (State Goal)                                                                  | Maine Forest Service                                                                       | Ongoing             | Yes    |              |
| FOR-6 | Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations. (State Goal)                                             | Planning Board, CEO                                                                        | Ongoing             | Yes    |              |
| FOR-7 | Encourage owners of productive farm and forest land to enroll in the current use taxation programs. (State Goal)                                                                                                                                            | Selectboard, Town Manager, CEO                                                             | Ongoing             | Yes    |              |

| ID    | Strategy                                                                                                                                                                                                                                                                                                                                   | Suggested Responsibility        | Suggested Timeframe | State? | Cross-Listed |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------|--------|--------------|
| FOR-8 | Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations. (State Goal)                                                                                                                  | Planning Board, CEO             | Ongoing             | Yes    |              |
| FOR-9 | Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans. (State Goal)                                                                                                                                                                                | Selectboard, Regional Partners  | Ongoing             | Yes    |              |
| NAT-1 | Coordinate with AVCOG to obtain and distribute state data on special natural features (critical natural resources)                                                                                                                                                                                                                         | Code Enforcement Officer, AVCOG | Ongoing             |        |              |
| NAT-2 | Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources, water resources including vernal pools, and forest resources. (State Goal)                                                                                                                                                  | Planning Board, CEO             | Ongoing             | Yes    |              |
| NAT-3 | Through local land use ordinances, require property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. (State Goal) | Planning Board, CEO             | Ongoing             | Yes    |              |
| NAT-4 | Utilize pertinent State of Maine Beginning with Habitat (BwH) program maps and information regarding critical natural resources during development review. (State Goal)                                                                                                                                                                    | Planning Board, CEO             | Ongoing             | Yes    |              |
| NAT-5 | Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources, including forest and water resources, and vernal pools. (State Goal)                                                                                                     | Planning Board, CEO             | Ongoing             | Yes    |              |
| NAT-6 | Pursue public/private partnerships to protect critical and important natural resources, including forest and water resources, such as through purchase of land or easements from willing sellers. (State Goal)                                                                                                                             | Selectboard                     | Ongoing             | Yes    |              |

| ID     | Strategy                                                                                                                                                                                                                                  | Suggested Responsibility                                                                                            | Suggested Timeframe | State? | Cross-Listed |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------|--------|--------------|
| NAT-7  | Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations. (State Goal)                              | CEO, Town Manager                                                                                                   | Ongoing             | Yes    |              |
| NAT-8  | Coordinate with area institutions, organizations, agencies, and major landowners to pursue shared natural resources conservation and protection goals. Consider joint applications for state grant funding when possible.                 | Town, Major Landowners and Corporations, Nonprofits, Neighboring Communities                                        | Ongoing             |        |              |
| SCEN-1 | Implement the goals of the Route 27 Scenic Byway Corridor Management Plan and continue to review and revise the standards for the Route 27 Scenic Corridor as necessary.                                                                  | CEO, Town Manager                                                                                                   | Short-Term          |        |              |
| SCEN-2 | Consider visual impacts of large-scale and small-scale developments on existing scenic resources and character of Carrabassett Valley, including dark skies. Identify design strategies and tools to mitigate impacts on those resources. | Planning Board, CEO                                                                                                 | Ongoing             |        |              |
| WAT-1  | Work with the Maine DEP to approve the Airport abatement control plan.                                                                                                                                                                    | Maine DEP; Planning Board; Code Enforcement Officer                                                                 | Short-Term          |        |              |
| WAT-2  | Monitor water quality on a routine basis. Coordinate with MDEP to identify if additional water quality testing sites are needed along with increased frequency of testing.                                                                | Town Manager, Sustainability Committee, Water Association, other entities ( <i>e.g.</i> Winslow, community science) | Short-Term          |        |              |
| WAT-3  | Continue to strictly apply the provisions of the State Plumbing Code to new septic systems on substandard lots, and to the expansions of existing buildings.                                                                              | Local Plumbing Inspector                                                                                            | Ongoing             |        |              |
| WAT-4  | Continue to monitor older subsurface sewage disposal systems.                                                                                                                                                                             | Local Plumbing Inspector                                                                                            | Ongoing             |        |              |

| ID     | Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                       | Suggested Responsibility                                               | Suggested Timeframe | State? | Cross-Listed |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|--------|--------------|
| WAT-5  | Coordinate with Maine DEP to ensure adherence to state standards for handling and storage of potential groundwater contaminants and continue to adhere to existing abatement control plans.                                                                                                                                                                                                                                                    | Maine DEP; Planning Board; Code Enforcement Officer                    | Ongoing             |        |              |
| WAT-6  | Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502); Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds; Maine Pollution Discharge Elimination System Stormwater Program. | Planning Board, CEO                                                    | Ongoing             | Yes    |              |
| WAT-7  | Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine. (State Goal)                                                          | Town Manager, CEO, All landowners                                      | Ongoing             | Yes    |              |
| WAT-8  | Continue to promote water quality protection best practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees. (State Goal)                                                                                                                                                                      | CEO, Planning Board                                                    | Ongoing             | Yes    |              |
| WAT-9  | Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary. (State Goal)                                                                                                                                                                                                                                                                                                                           | Water Association                                                      | Ongoing             | Yes    |              |
| WAT-10 | Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality. (State Goal)                                                                                                                                                                                                                                                                                                                        | Maine DEP, AVCOG, Franklin County Soil and Water Conservation District | Ongoing             | Yes    |              |

| ID     | Strategy                                                                                                                                                                                                                                                               | Suggested Responsibility                                                            | Suggested Timeframe      | State? | Cross-Listed |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|--------|--------------|
| WAT-11 | Update the master stormwater management plan and program for the developed areas of the Planned Development District. Consider other areas that should be incorporated in the master stormwater management plan in the future.                                         | Town Manager, CEO, Planning Board, and major property owners and condo associations | Medium-Term to Long-term |        |              |
| WAT-12 | Continue to review and revise standards governing and controlling both the quantity and quality of stormwater runoff from new development to incorporate current Best Management Practices (BMP's) as recommended by the Maine Department of Environmental Protection. | Town Manager, CEO, Planning Board, and major property owners and condo associations | Medium-Term to Long-term |        |              |
| WAT-13 | Coordinate with MDEP to identify first order streams and explore additional protections where needed.                                                                                                                                                                  | Planning Board, CEO                                                                 | Medium-Term              |        |              |
| WAT-14 | Consider creation of a Sustainability Committee to coordinate efforts around water quality, composting, promotion of native species, energy efficiency, and other items as determined.                                                                                 | Town Manager, Selectboard                                                           | Medium-Term              |        |              |
| WAT-15 | Consider amending local land use ordinances, as applicable, to incorporate low impact development standards where applicable. Promote native species and climate-resilient landscaping wherever possible. (State and Local Goal Combined)                              | Planning Board                                                                      | Medium-Term              | Yes    |              |
| WAT-16 | Provide educational materials at appropriate locations regarding invasive species. (State Goal)                                                                                                                                                                        | Recreation Committee                                                                | Long-Term                | Yes    |              |



# **PUBLIC FACILITIES**

## **POLICY GUIDE**

**Invest in  
Growth  
Areas**

**Protect Groundwater  
Supply**

**Provide  
High-quality  
Educational  
Options**

**Support  
Seasonal  
Employee  
Housing**

**Efficiently Provide  
Public Services to Meet  
Needs**

**Create Local  
Healthcare  
Services**

## **PUBLIC FACILITIES GOALS AND STRATEGIES**

The following goals and strategies address the challenges and opportunities facing Carrabassett Valley in the future, as the town seeks to balance the needs of the year-round needs with a tourism-driven economy.

### **PUBLIC FACILITIES GOALS**

1. Protect off-mountain groundwater supply.
2. Provide and support local health care services.
3. Offer high-quality education for Carrabassett Valley students.
4. Efficiently meet public facility and service needs.
5. Invest in and maintain public facilities and services that promote and support growth and development in identified growth areas.

## PUBLIC FACILITIES STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID     | Strategy                                                                                                                                                                       | Suggested Responsibility                            | Suggested Timeframe | State? | Cross-Listed |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------------------|--------|--------------|
| PUB-1  | Continue to develop information for trail users about who to contact if injured and identify opportunities to improve cell access, particularly in the valley, where feasible. | Town staff, Selectboard, CV Trails, Fire Department | Short-Term, Ongoing |        |              |
| PUB-2  | Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated population change and changing demographics.        | Town Selectboard, Town Manager                      | Short-Term, Ongoing | Yes    |              |
| PUB-3  | Continue to support and maintain efforts to enhance recycling and expand landfill diversion.                                                                                   | Town Manager and Recycling Coordinator              | Short-Term          |        |              |
| PUB-4  | Complete the Airport Master Plan update.                                                                                                                                       | Town Manager and Airport Committee                  | Short-Term          |        |              |
| PUB-5  | Upgrade and expand the municipal building.                                                                                                                                     | Town Manager and Board of Selectmen                 | Short-Term          |        |              |
| PUB-6  | Identify and monitor public infrastructure vulnerable to climate change, explore resilience planning efforts, including utility reliability.                                   | Town Staff                                          | Short-Term          |        |              |
| PUB-7  | Ensure long-term educational stability by exploring regional partnerships, tuition agreements, and strategic use of the education capital reserve fund.                        | School Committee, Selectboard, Superintendent       | Short-Term, Ongoing |        |              |
| PUB-8  | Monitor needs to expand and evolve the transfer station.                                                                                                                       | Town Manager, Selectboard, Waste                    | Ongoing             |        |              |
| PUB-9  | Evaluate the facilities and equipment of the Fire Department as recommended in the updated Facilities Plan.                                                                    | Fire Chief, Selectboard                             | Ongoing             |        |              |
| PUB-10 | Explore locations and partnerships for local health care services, such as a health care clinic, emergency room, dental, optical, and related health services.                 | Town Manager, Selectboard                           | Ongoing             |        |              |
| PUB-11 | Explore flow regulation on the Carrabassett River.                                                                                                                             | Town Manager                                        | Ongoing             |        |              |

| ID     | Strategy                                                                                                                                                                                                                                                       | Suggested Responsibility                                                                     | Suggested Timeframe | State? | Cross-Listed |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------|--------|--------------|
| PUB-12 | Continue to monitor and address future water quality and availability for domestic, fire suppression, snowmaking, and commercial water uses. If public water supply expansion is anticipated, identify and protect suitable sources.                           | Town Manager, CEO, Selectboard, Water Association, Sugarloaf                                 | Ongoing             |        |              |
| PUB-13 | Continue to monitor and address future needs of non-sewered village areas. Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use plan.                                                                   | Town Manager, CV Sanitary District                                                           | Ongoing             | Yes    |              |
| PUB-14 | Maintain a coordinated emergency response plan to address emergency situations including natural disasters, hazardous spills, and major fires.                                                                                                                 | Emergency Management Director, Sugarloaf, Franklin County Emergency Management, Town Manager | Ongoing             |        |              |
| PUB-15 | Work with communication providers to assure that the town residents, businesses, and guests have affordable and reliable access to state-of-the-art communications services, including high speed internet access and cell service particularly in the valley. | Town Manager, Selectboard, Communication Providers                                           | Ongoing             |        |              |
| PUB-16 | Locate new public facilities comprising at least 75% of new municipal growth-related capital investment into designated growth areas.                                                                                                                          | Town Selectboard, Town Manager                                                               | Ongoing             | Yes    |              |
| PUB-17 | Explore options for regional delivery of local services.                                                                                                                                                                                                       | Town Selectboard, Town Manager                                                               | Ongoing             | Yes    |              |
| PUB-18 | Evaluate and monitor needs to expand public recreational facilities, such as the Anti-Gravity Complex, the Outdoor Center, Town Park, and the Golf Courses.                                                                                                    | Town Selectboard, Town Manager, Recreation Department                                        | Ongoing             |        |              |
| PUB-19 | Investigate alternatives and partnerships for the disposal of brush, wood, and inert materials.                                                                                                                                                                | Town Manager                                                                                 | Medium-Term         |        |              |
| PUB-20 | Evaluate Caribou Pond Road for recreational access and opportunities consistent with the applicable zoning.                                                                                                                                                    | Town staff, State of Maine, Recreation Department, Landowners                                | Medium-Term         |        |              |



# **MOBILITY & TRANSPORTATION**

## **POLICY GUIDE**

**Improved  
Connections  
Between  
Trails and  
Community**

**Safe and Well-  
maintained Road  
Network**

**Partnerships  
and  
Collaboration**

**Integrated  
Land Use and  
Transportation  
Decisions**

**Strategic Importance  
of Route 16 / 27**

**Accessible and  
Reliable Multi-  
modal Options**

## **MOBILITY AND TRANSPORTATION GOALS AND STRATEGIES**

Carrabassett Valley refers to itself as a "one-road" town. The following goals and strategies offer guidance for the continued provision of a safe, connected, efficient, and well-maintained network of roads and trails.

### **MOBILITY AND TRANSPORTATION GOALS**

1. A safe and efficient road network that is well-maintained throughout the year.
2. Recognition of the critical importance of Route 16 / 27 to the livelihood and functioning of Carrabassett Valley and as a major shipping and transportation route, including the role wide shoulders for safety and efficiency, by local, regional, and state partners.
3. Close communication and coordination with MaineDOT, local, and regional partners.
4. Collaborative partnerships that continue and increase multi-modal transportation options that are accessible for all users.
5. A well-maintained, safely interconnected, and growing trail network.
6. Safe, efficient, and optimal use of transportation systems that prioritizes community and regional needs.
7. Safe and efficient preservation or improvement of the transportation system.
8. Land use decisions that promote public health, protect natural and cultural resources, enhance livability and maximize the efficiency of the transportation system, minimize increases in vehicle miles traveled.
9. Motorized and non-motorized transportation infrastructure that meets the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers.
10. A transportation network that provides safe, efficient, and adequate mobility for all types of users (motor vehicles, pedestrians, bicyclists).
11. Fiscal prudence that maximizes the efficiency of the state or state-aid highway network.

## MOBILITY AND TRANSPORTATION STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                              | Suggested Responsibility                                      | Suggested Timeframe | State? | Cross-Listed |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------|--------|--------------|
| MOB-1 | Create a regional transportation committee to work on access, encourage improvements, and improve interconnectivity for all types of users within the region.                                         | Regional Municipal Officials, Landowners                      | Short-Term          |        |              |
| MOB-2 | Work collaboratively with MaineDOT to analyze and address the impacts of increased commercial truck traffic due to changes in future improvements at the international border crossing.               | Town Selectboard, MaineDOT, Franklin County, DHS              | Short-Term          |        |              |
| MOB-3 | Complete the Airport Master Plan update.                                                                                                                                                              | Town Manager and Airport Committee                            | Short-Term          |        |              |
| MOB-4 | Develop a list of high priority pedestrian and non-motorized connectivity points, especially for safer crossing of Route 27.                                                                          | Town staff, MaineDOT, Recreation Dept, CV Trails, Fire Dept   | Short-Term          |        |              |
| MOB-5 | Work collaboratively with MaineDOT to recognize and promote Route 16 and 27 as a vital link to and through the Western Maine region and the recreational tourism economy.                             | Selectboard, Regional Transportation Committee, MaineDOT      | Ongoing             |        |              |
| MOB-6 | Continue to work with the MaineDOT to undertake the necessary steps to correct any physical problems along Route 16/27.                                                                               | Town Selectboard, Regional Transportation Committee, MaineDOT | Ongoing             |        |              |
| MOB-7 | Work collaboratively with MaineDOT to emphasize the importance of wide shoulders along Route 16/27 for public safety and optimal road functioning, and work to preserve and maintain those shoulders. | Town Selectboard, MaineDOT                                    | Ongoing             |        |              |

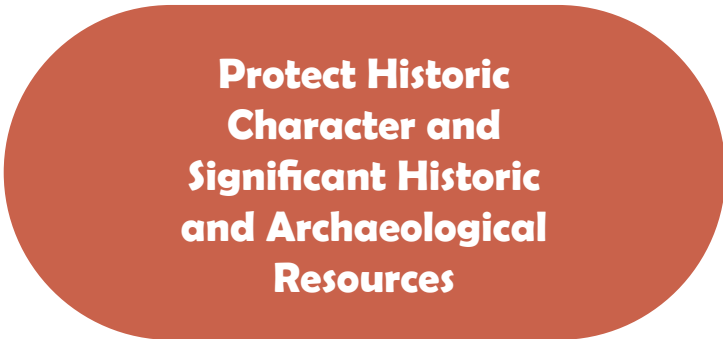
| ID     | Strategy                                                                                                                                                                                                                                                                                             | Suggested Responsibility                                                         | Suggested Timeframe | State? | Cross-Listed |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------|--------|--------------|
| MOB-8  | Continue to review and revise as needed road construction standards in the Subdivision Ordinance and the Road Ordinance to assure that these standards take into account environmental and topographical conditions, rural character, and roadway standards that match the intensity of roadway use. | Town Selectboard, Planning Board, Code Enforcement Office                        | Ongoing             |        |              |
| MOB-9  | Ensure the Subdivision Ordinance continues to include a provision that requires developers to take into account future land use, and the roadway and utility needs of abutting lands when designing road networks for new subdivisions.                                                              | Planning Board, Code Enforcement Office                                          | Ongoing             |        |              |
| MOB-10 | Continue to evaluate future extensions and improvements to the roadway network, including: Caribou Pond Road; the Carriage Road, so-called, linking Carrabassett Village with Flagstaff Lake.                                                                                                        | Selectboard, Planning Board, Code Enforcement Officer                            | Ongoing             |        |              |
| MOB-11 | Maintain current ordinance provisions that actively discourage individual driveways onto Route 16/27 and minimize new access points to Route 16/27 from proposed development. Identify opportunities to consolidate parking areas and access points where appropriate.                               | Planning Board, Code Enforcement Officer                                         | Ongoing             |        |              |
| MOB-12 | Work cooperatively with property owners to maintain and expand the current non-motorized and motorized trail network and facilities linking the major nodes of activity in Town.                                                                                                                     | Selectboard, Town Manager, Planning Board, Land owners, J.V Wing Snowmobile Club | Ongoing             |        |              |
| MOB-13 | Continue to support the operation, and possible future expansion, of the shuttle bus system.                                                                                                                                                                                                         | Town Manager, Selectboard, Sugarloaf                                             | Ongoing             |        |              |
| MOB-14 | Develop or continue to update a prioritized improvement, maintenance, and repair plan for the town transportation network.                                                                                                                                                                           | Town Staff                                                                       | Ongoing             | Yes    |              |
| MOB-15 | Initiate or actively participate in regional and state transportation efforts.                                                                                                                                                                                                                       | Town Staff                                                                       | Ongoing             | Yes    |              |

| ID     | Strategy                                                                                                                                                                                                                                                                                                                                               | Suggested Responsibility                                           | Suggested Timeframe  | State? | Cross-Listed |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------|--------|--------------|
| MOB-16 | Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. | Town Manager, Code Enforcement,                                    | Ongoing              | Yes    |              |
| MOB-17 | Ensure ordinance standards for subdivisions and for public and private roads, as appropriate, foster transportation-efficient growth patterns and provide for future street and transit connections.                                                                                                                                                   | Selectboard, Planning Board, Code Enforcement Officer              | Ongoing              |        |              |
| MOB-18 | Encourage HOAs, Road Associations, private owners to maintain private roads to a standard that ensures safe access and minimizes vehicle damage for residents and/or visitors and Fire and EMS.                                                                                                                                                        | Town Emergency Manager (Fire/Police), Western Maine Transportation | Ongoing              |        |              |
| MOB-19 | Identify and monitor transportation infrastructure vulnerable to climate change, explore resilience planning efforts.                                                                                                                                                                                                                                  | Town Staff                                                         | Medium-Term, Ongoing |        |              |
| MOB-20 | Evaluate Caribou Pond Road for recreational access and opportunities consistent with the applicable zoning.                                                                                                                                                                                                                                            | Town staff, State of Maine, Recreation Department, Landowners      | Medium-Term          |        |              |



# **HISTORIC & CULTURAL RESOURCES**

## **POLICY GUIDE**



**Protect Historic  
Character and  
Significant Historic  
and Archaeological  
Resources**



**Create Partnerships  
for Protection and  
Interpretation of  
Cultural Resources**

## HISTORIC AND CULTURAL RESOURCES GOALS AND STRATEGIES

The following goals and strategies recognize the value of historic and cultural resources in Carrabassett Valley and the need for coordinated partnerships around protection and interpretation of these resources in the future.

### HISTORIC AND CULTURAL RESOURCES GOALS

1. Protect and interpret to the greatest extent practicable the significant historic and archaeological resources in the community.
2. Cultivate collaboration and partnerships around protection and interpretation of cultural and archaeological resources.

### HISTORIC AND CULTURAL RESOURCES STRATEGIES

#### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID    | Strategy                                                                                                                                                                                                                                             | Suggested Responsibility                                     | Suggested Timeframe | State? | Cross-Listed |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------|--------|--------------|
| HIS-1 | Form a committee to explore a Regional Cultural Center in close collaboration with the Penobscot Nation.                                                                                                                                             | Town staff, PN, Existing Arts Orgs, Local Business Community | Short-Term          |        | Recreation   |
| HIS-2 | Develop a list of key ideas for historical, cultural, and interpretative information at trailhead kiosks.                                                                                                                                            | Town staff, PN, CV trail organizations                       | Short-Term          |        |              |
| HIS-3 | Support efforts by the Maine Historic Preservation Commission or other qualified organizations to conduct surveys to identify and document any historic buildings, structures or objects and any historic archaeological resources in the community. | Code Enforcement                                             | Ongoing             |        |              |

| ID    | Strategy                                                                                                                                                                                                                                                                                                                                                      | Suggested Responsibility                           | Suggested Timeframe | State? | Cross-Listed |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------|--------|--------------|
| HIS-4 | Continue to require preliminary plan of subdivision to show any known archaeological and historic resources through the incorporation of maps and other information provided by the Maine Historic Preservation Commission.                                                                                                                                   | Code Enforcement                                   | Ongoing             | Yes    |              |
| HIS-5 | Ensure local review and permitting regulations are consistent with state historic preservation rules.                                                                                                                                                                                                                                                         | Code Enforcement                                   | Ongoing             |        |              |
| HIS-6 | Cooperate with Maine Historic Preservation Commission rules when large development projects go through the Site Law review process.                                                                                                                                                                                                                           | Code Enforcement                                   | Ongoing             |        |              |
| HIS-7 | Cooperate in any efforts by the county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.                                                                                                    | Town                                               | Ongoing             | Yes    |              |
| HIS-8 | For known historic archaeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. | Town, Existing Arts Orgs, Local Business Community | Ongoing             | Yes    |              |



# **FISCAL CAPACITY**

## **POLICY GUIDE**

**Cost-effective  
Partnerships  
for Facilities  
and Services**

**Diverse Funding  
Sources for Capital  
Investments**

**Inclusive  
Financial  
Decision-  
making**

## **FISCAL CAPACITY GOALS AND STRATEGIES**

The following goals and strategies provide a framework to support existing and future judicious and inclusive municipal financial decision-making, and to ensure that Carrabassett Valley continues to enjoy a strong and stable financial position.

### **FISCAL CAPACITY GOALS**

1. Finance existing and future facilities and services in a cost-effective manner.
2. Create cost-effective partnerships for facilities and services that serve the town as well as the surrounding region.
3. Fund capital investments through various sources, including grants, partnerships, and local taxes.
4. Foster a culture of inclusion and transparency in municipal financial decision-making.

## FISCAL CAPACITY STRATEGIES

### Suggested Timeframes for Strategies

**Short-term: 1 - 3 years**

**Medium-term: 3 - 7 years**

**Long-term: 7+ years**

| ID     | Strategy                                                                                                                                                                                                                                                | Suggested Responsibility                                       | Suggested Timeframe | State? | Cross-Listed? |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------|--------|---------------|
| FISC-1 | Assess town properties (including improved facilities) and develop a Capital Maintenance Plan that enables the town to adequately plan for future capital improvements.                                                                                 | Town Manager, Selectboard                                      | Short-Term          |        |               |
| FISC-2 | Review the Capital Improvements Program annually.                                                                                                                                                                                                       | Town Manager, Selectboard                                      | Short-Term          |        |               |
| FISC-3 | Continue to engage community members in the development of Capital Improvement Program ideas.                                                                                                                                                           | Town Manager, Selectboard                                      | Ongoing             |        |               |
| FISC-4 | Continue to review the Capital Reserve Accounts to inform Capital Improvement Program possibilities and present this information to the public.                                                                                                         | Selectboard, Budget Committee                                  | Ongoing             |        |               |
| FISC-5 | Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.                                                                                    | Town Manager, Selectboard, Relevant Committees                 | Ongoing             | Yes    |               |
| FISC-6 | Continue to pursue opportunities for collaboration with regional partners and neighboring communities to provide programming and mutual aid support (e.g. fire and EMS mutual aid, recreational programming opportunities for neighboring communities). | Town Manager, Selectboard, Relevant Committees and Departments | Ongoing             |        |               |



# INVENTORIES

**EXISTING LAND USE**

**POPULATION & DEMOGRAPHICS**

**RECREATION & OPEN SPACE**

**ECONOMY**

**HOUSING**

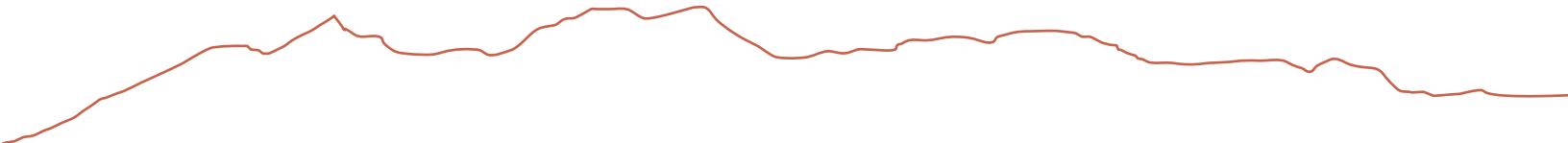
**NATURAL RESOURCES**

**PUBLIC FACILITIES**

**MOBILITY & TRANSPORTATION**

**HISTORIC & CULTURAL RESOURCES**

**FISCAL CAPACITY**



# EXISTING LAND USE

Carrabassett Valley has been shaped over time by its use as a home to Paleo-Indians, then Wabanaki, followed by the arrival of European colonists, and then a period of land surveying, division, and trading by wealthy land owners. With a high percentage of land now in conservation and used for recreation, Carrabassett Valley has become one of the most scenic and beloved recreational areas in the state of Maine and the northeastern United States.

Development over the last two decades, since the previous comprehensive plan was approved, has stayed consistent with the community vision outlined in that plan. As the recreational tourism industry continues to thrive in Carrabassett Valley, and housing pressures and climate-related flooding risks mount, there is a need for potential regulatory changes to accommodate additional housing where appropriate, and to plan for climate resiliency.

## KEY FINDINGS

- **Carrabassett Valley is almost entirely undeveloped land.** With significant portions of the town in conservation or owned by the state or Penobscot Nation, developed areas are limited. This high percentage of undeveloped land should not be viewed as a negative as it contributes to the exceptional scenic character of Carrabassett Valley and success of the town's recreation tourism industry.
- **There is no town center in Carrabassett Valley,** but instead several key nodes of development and activity, including the Airport area, Sugarloaf Base Area, and the Library / Anti-Gravity Complex / Mountainside Grocers area. Any additional development should reinforce these areas as nodes in the town.
- **Development constraints require creative thinking.** Limited developable areas coupled with increasing needs for housing- that is available for a range of individuals, including seasonal employees and year-round residents- means that the Town of Carrabassett Valley must be creative in how to locate new development.
- **Climate change and increased flooding impact future land use decisions.** Planning, land use decisions, and new development must consider the ongoing costs and logistical challenges associated with flood damage to structures and road infrastructure.
- **Opportunities exist for new development.** Several locations in Carrabassett Valley have been generally identified in this planning process as possible areas for additional development. The Town of Carrabassett Valley should examine those opportunities more closely for feasibility and consider what land use and zoning changes may occur.

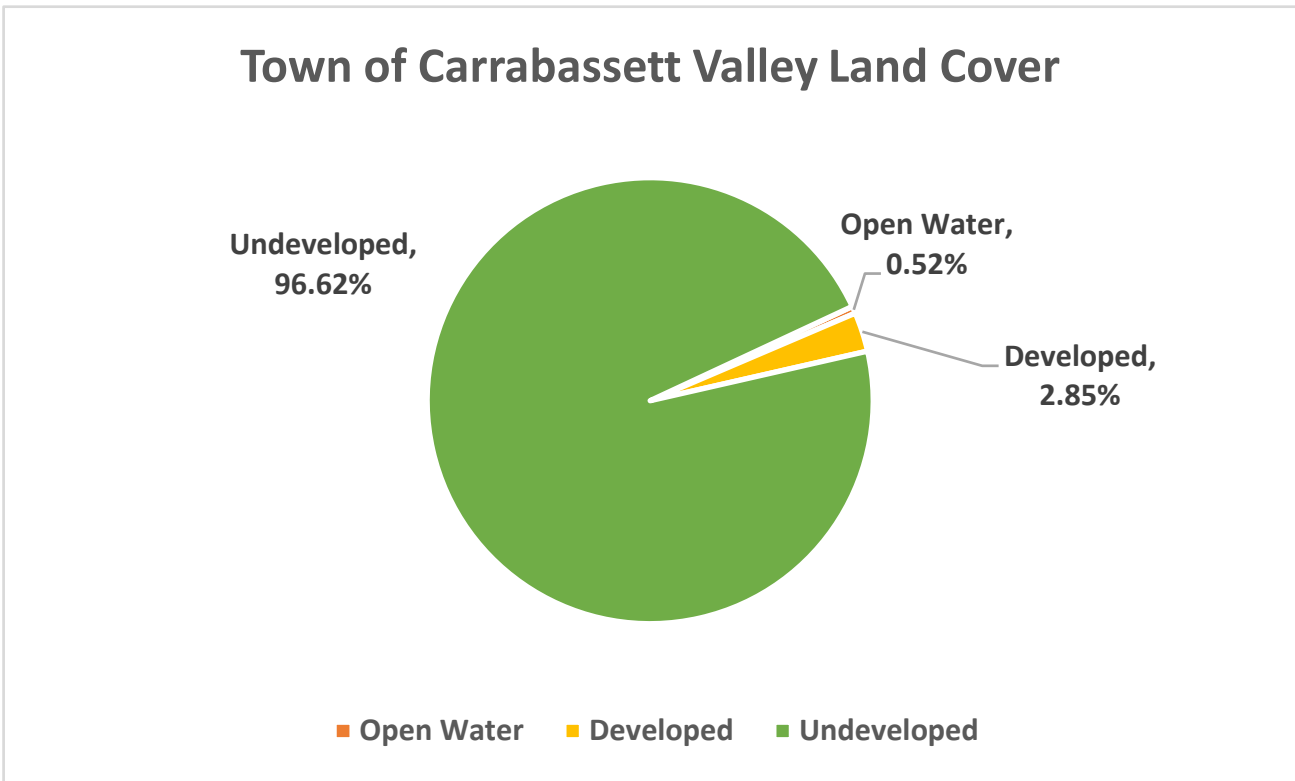
# LAND USE AND DEVELOPMENT PATTERNS

## LAND COVER

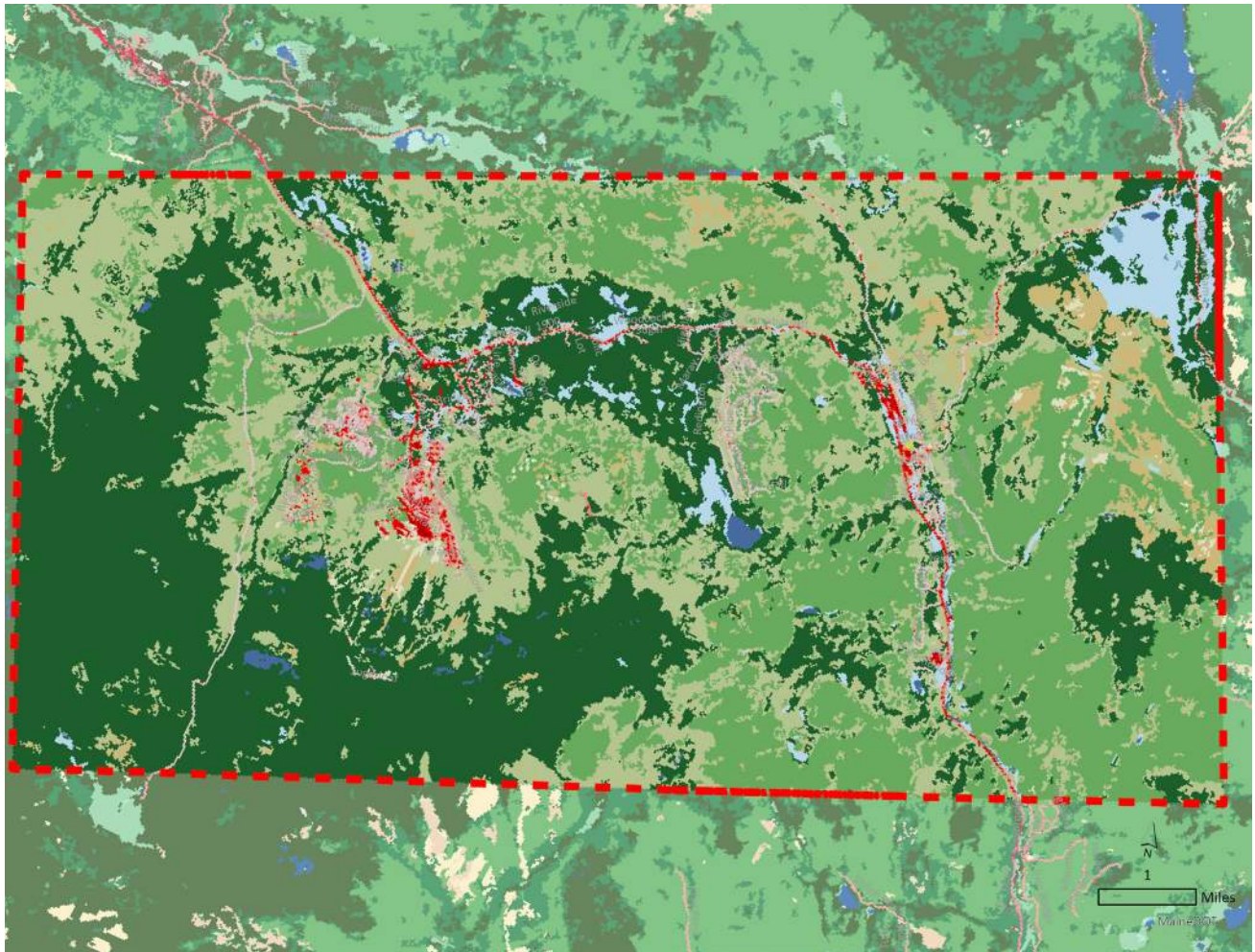
The National Land Cover Database (NLCD) is a product of the U.S. Geological Survey (USGS) and considered the definitive land cover database for the United States. This breakdown is one data point through which to view land use. Undeveloped land should not necessarily be interpreted as developable as there are several factors that influence whether land is developed or undeveloped, including land in conservation and physical or environmental constraints. According to the NLCD,

- **Approximately 96.6% of Carrabassett Valley is undeveloped land**, which includes a variety of landcovers including forest types (deciduous, evergreen, mixed), shrub, herbaceous, hay or pasture, woody wetlands, and emergent herbaceous wetlands. This undeveloped land both allows for the exceptionally scenic character of Carrabassett Valley and plays a major role in the recreational tourism and forest products industries.
- **Approximately 2.85% of Carrabassett Valley is developed land**, which the NLCD identifies at different intensity levels (low, medium, high). Existing development is centered in several areas, including the area around Riverside Park and the town office, Sugarloaf Mountain Resort, particularly the base area, and the library and Anti-Gravity Complex area where the Sugarloaf base road meets Route 16 / 27.
- **The remaining 0.52% is categorized as open water.** Open water in the Town of Carrabassett Valley includes numerous streams, Redington Pond and several other small ponds.

Figure 1: Land Cover

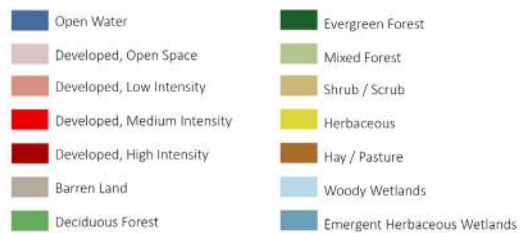


**Map 3: Land Cover**



### Town of Carrabassett Valley, National Land Cover Database

Source: United States Geological Society



## EXISTING DEVELOPMENT PATTERNS

Development in Carrabassett Valley has primarily consisted of subdivisions or planned developments in the Planned Development zone located in and around Sugarloaf Mountain Resort or lot by lot development in the off-mountain areas zoned for Medium Density Residential, Rural Residential, Valley Center, or Light Industry.

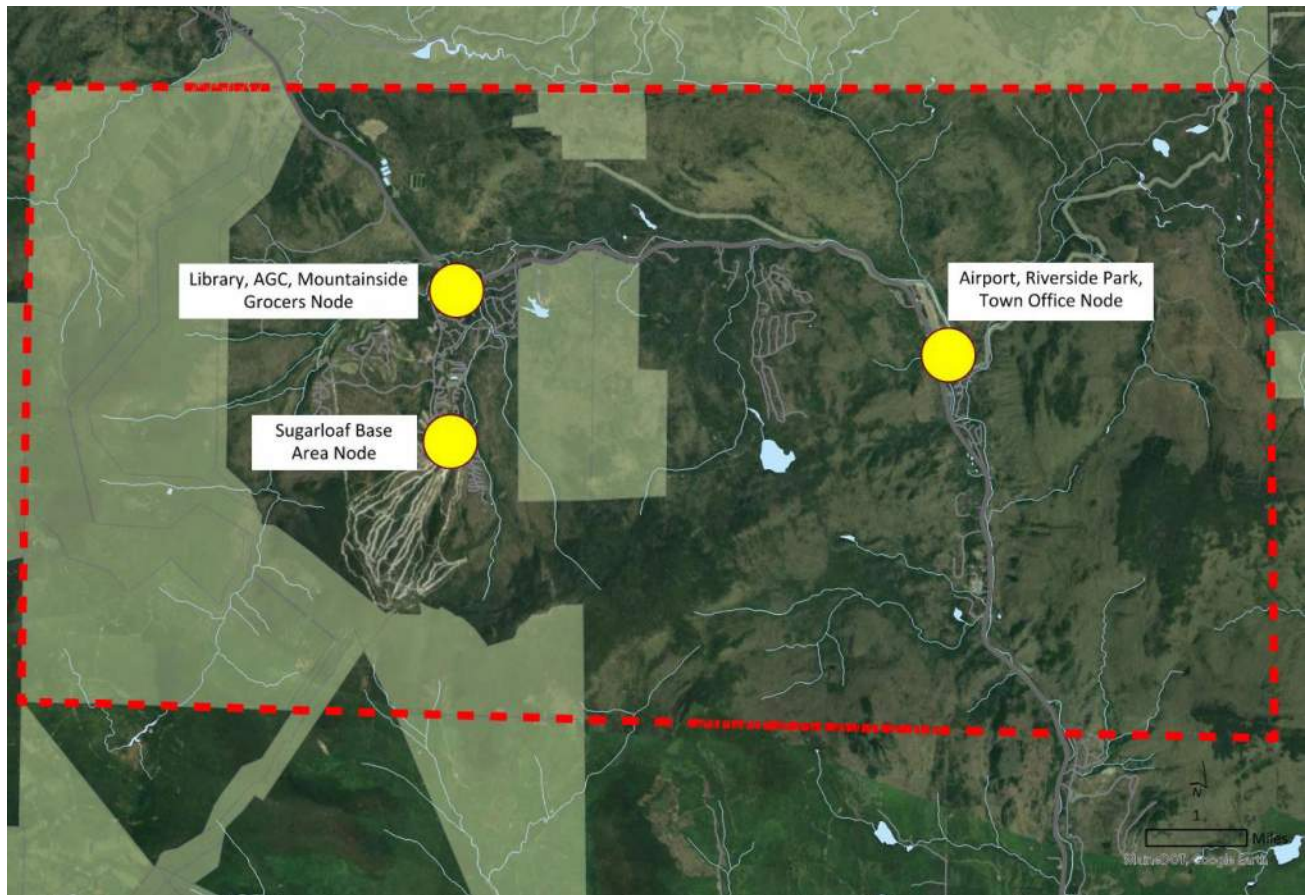
The mountains, protected lands, and the Carrabassett River corridor with Route 16 / 27 are major physical influences on development patterns in the Town of Carrabassett Valley. The town does not have a single town center but instead several locations play key roles in the life of the town. Most development in Carrabassett Valley is either scattered in a few spots along Route 16 / 27 or is concentrated in one of several nodes. Three major nodes stand out in Carrabassett Valley:

- **Sugarloaf Mountain Resort.** Sugarloaf is the major developed feature in the town. The base area consists of numerous residential units ranging from small studios to larger detached homes, restaurants, bars, shops, and the ski resort facility. This area functions as a major center of activity, particularly during the ski season.
- **Riverside Park / Town Office / Airport area.** This area has predominantly municipal and commercial uses, with residential uses mostly on the east side of the Carrabassett River. Municipal uses include the Town Office, Riverside Park, and the Airport. Commercial uses include beloved Tufolio's Restaurant and Bar, Happy Tunes Ski Center, and a few other businesses.
- **The intersection of Sugarloaf Base Road and Route 16 / 27.** This area includes a mixture of municipal (recreational) and commercial uses such as Mountainside Grocers and Garage, the Carrabassett Valley Public Library, and the Anti-Gravity Complex, which is a partnership between the Town of Carrabassett Valley and Carrabassett Valley Academy. This location is also a bus stop pick up and drop off area.

In the last ten years, development has occurred primarily on a lot by lot basis, in areas along Route 16 / 27 in the valley, with the exception of the larger West Mountain expansion of Sugarloaf Mountain Resort located along the west side of the ski mountain, in the Planned Unit Development district.

Through this planning process the town recognized the need for additional year-round and seasonal workforce housing, along with the desire for additional service amenities. The Future Land Use Plan section identifies several areas for future study that could serve as locations for new development sites for housing, commercial, or mixed-use. Depending on the potential development, the minimum amount needed for any future development could be 5 to 10 acres at a minimum. Future study areas were identified specifically to help the town thoughtfully address those future development scenarios.

**Map 4: Existing Development Nodes**



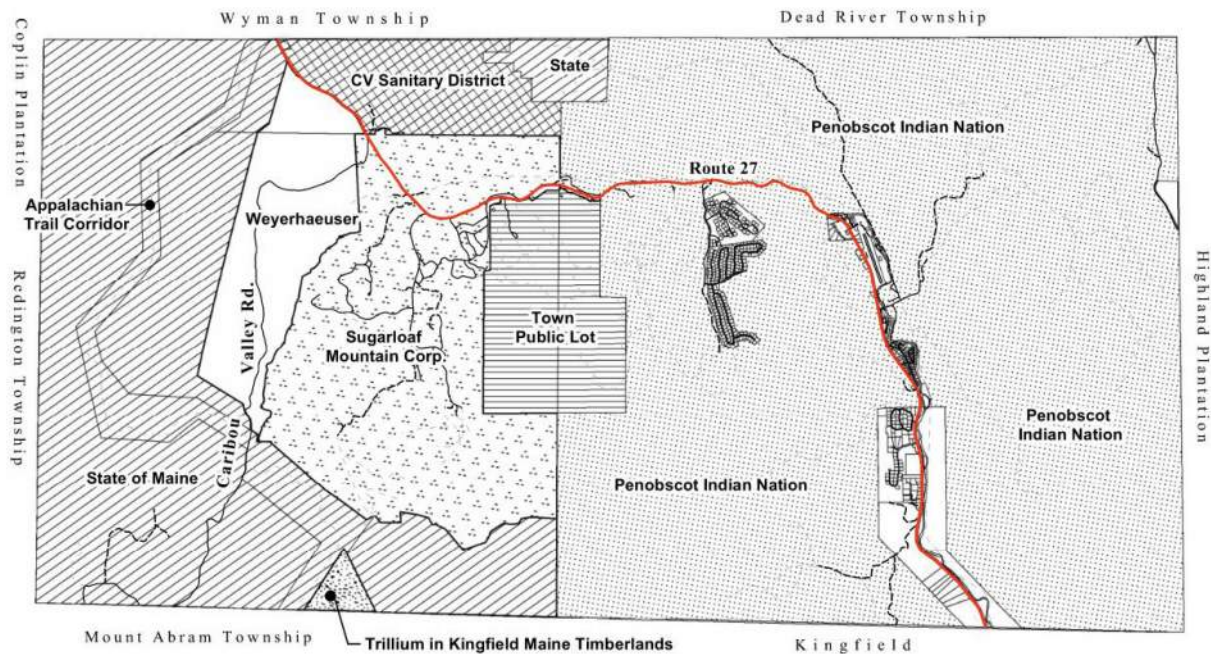
## Town of Carrabassett Valley Development Nodes

Source: Town of Carrabassett Valley

 Carrabassett Valley Town Boundary

# MAJOR LANDOWNERS

Map 5: Large Landowners



## Large Landowners

Carrabassett Valley, Maine

2019



There are several land owners in Carrabassett Valley that own significant tracts of land. These include:

**The Penobscot Nation.** The Penobscot Nation’s land is primarily used for forest management and conservation. The Penobscot Nation owns 24,000 acres, almost one-half of the total land base in the town. The Penobscot Nation’s land was transferred to them as “Fee Land” from Dead River Co. in 1980. Their land is largely undisturbed other than some forest management efforts and development of a few out-parcels for residential dwellings.

**The State of Maine.** The Maine Bureau of Parks and Lands owns and manages 399 acres of Public Reserved land in the north of town abutting the Bigelow Preserve known as the Height of Land Farm block. They also manage 9,000 acres of conserved public land in the western mountain region of town (the Crocker Mountain Unit). The Trust for Public Land facilitated the acquisition of the Crocker Mountain Unit in 2013, by securing the opportunity to acquire the property and leading the effort to raise the acquisition funds. Additional funding came from the Land for Maine’s Future (\$650,000), Town of Carrabassett Valley and over 100 private donors, including the Open Spaces Institute’s Transborder Land Protection Fund.

**Sugarloaf Mountain Corporation.** Sugarloaf Mountain Corporation’s land is used for commercial, residential, and recreational purposes, with the ski resort comprising much of the developed land in the Town of Carrabassett Valley.

**Weyerhaeuser Corporation.** The Weyerhaeuser Corporation manages 2,100 acres of forested area for timber harvesting.

**Municipal Land.** The Town of Carrabassett Valley owns 2,105 acres of conserved public land in the center of town and 220 acres of land along the Carrabassett River in the eastern side of Town.

**Federal Land.** The US National Park Service owns 1,693 acres of conserved land within the Appalachian Trail Corridor.

In total, the Town of Carrabassett Valley is home to approximately 13,500 acres of conserved land, located mostly in the western region of the town, and in the center of town. The Penobscot Nation also owns 24,000 acres of land, nearly one-half of the total 54,000-acre land base in the town. Their lands are predominately undeveloped and primarily managed for timber harvesting.

# REGULATIONS AND OVERSIGHT

## DEPARTMENTS AND COMMITTEES

The Town of Carrabassett Valley has various town departments and committees that are collectively responsible for land use oversight and decision-making. The town has administrative capacity to adequately manage its land use regulation, but has considered the possible need for additional professional planning support in the future, whether in house as a staff person or contracted out. The following is a list of town departments and committees with responsibility for land use planning and decision-making.

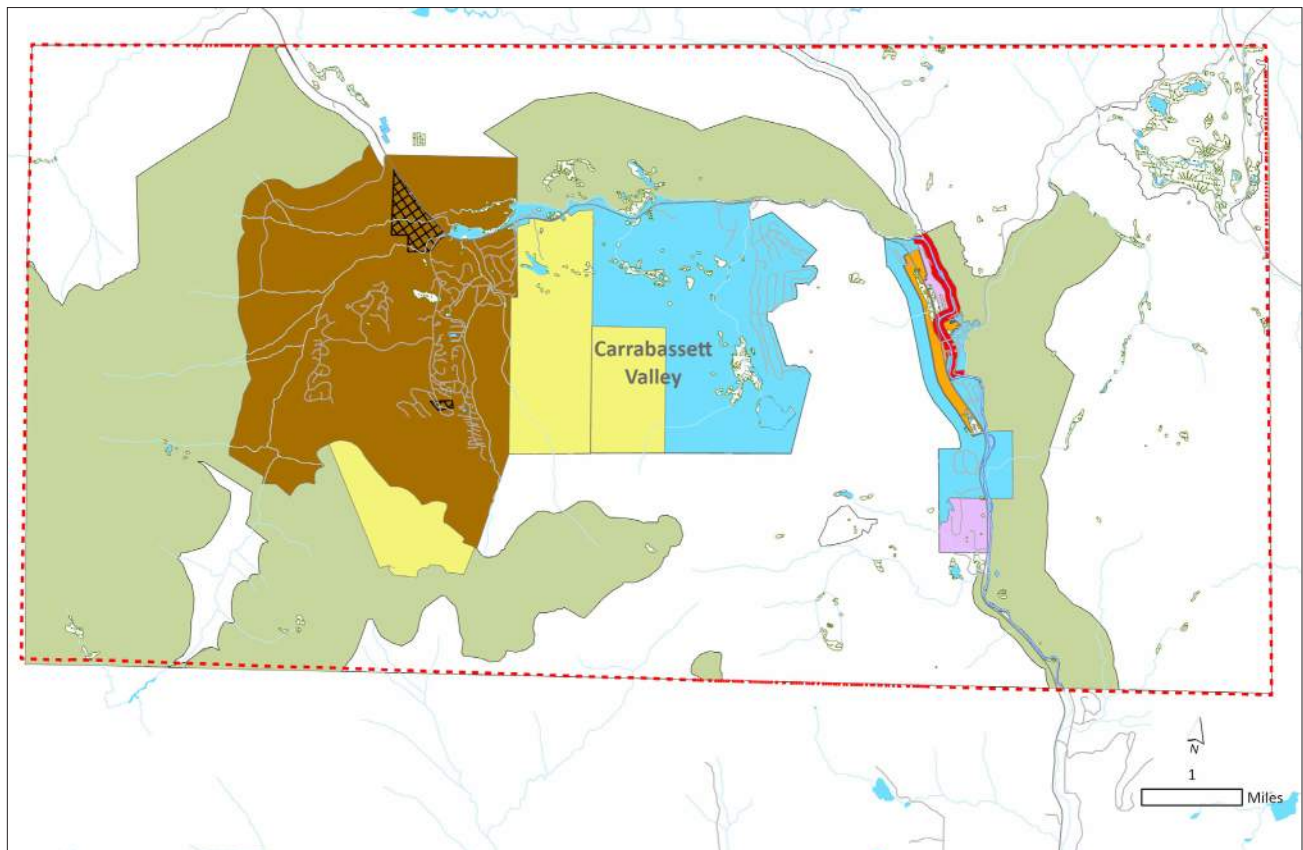
| Town Departments that Intersect Land Use                                                                                                                                                                                                                      | Committees that Intersect Land Use                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Airport<br>Animal Control<br>Assessing Department<br>Code Enforcement<br>Fire Department<br>NorthStar Emergency Medical Services<br>Police Department<br>Public Library<br>Recreation Department<br>Sanitary District<br>Transfer Station<br>Water Department | Select Board<br>Airport Advisory Committee<br>Comprehensive Plan Committee<br>Zoning Board of Appeals<br>Board of Assessment Review<br>Budget Committee<br>Greens Committee<br>Regional Housing Committee<br>Planning Board<br>Public Lot Forestry Committee<br>Recreation Committee<br>Sanitary District Trustees<br>School Committee |

## EXISTING LAND USE AND ZONING

The Town of Carrabassett Valley currently manages nine zoning districts, in addition to the state-mandated Shoreland Zone shown on a separate map below.

### Land Use and Zoning

**Map 6: Zoning**



### Town of Carrabassett Valley Zoning Map

Source: Town of Carrabassett Valley and Androscoggin Valley Council of Governments (AVCOG)

-  Carrabassett Valley Town Boundary
-  National Wetlands Inventory
- Land Use Zoning
  -  Valley Center (VC)
  -  Conservation (C)
  -  Light Industry (LI)
  -  Medium-Density Residential (R-2)
  -  Recreation Park (REC)
  -  Rural Residential (R-1)
  -  Planned Development (PD-A)
  -  Planned Development (PD-B)

The Town of Carrabassett Valley's Land Use Ordinance establishes dimensional standards that vary by zoning district but generally regulate lot size, building placement, and development intensity. Minimum lot sizes range from approximately 40,000 square feet in growth-oriented districts such as the Medium Density Residential and Village Center areas to 200,000 square feet (about 5 acres) in the Rural Residential District, with smaller minimums allowed where central water and sewer are available. Front, side, and rear setbacks are typically 20 to 25 feet in more developed districts and increase to 25 feet or more in rural areas, with additional setbacks of 25 to 75 feet from water bodies and up to 50 feet where nonresidential uses abut residential properties. Maximum lot coverage limits generally range from 20 to 33 percent depending on district, helping to manage development intensity while preserving open space. Together, these standards guide the scale and pattern of development across the community while protecting environmental resources and maintaining compatibility between land uses.

The table below lists the Zoning Districts in the Town of Carrabassett Valley and provides a short description of each from the purpose statement of each district. Additional information, including the permitted, prohibited, and conditional uses, along with dimensional standards, are all listed in the town zoning ordinance.

**Table 1: Zoning Districts**

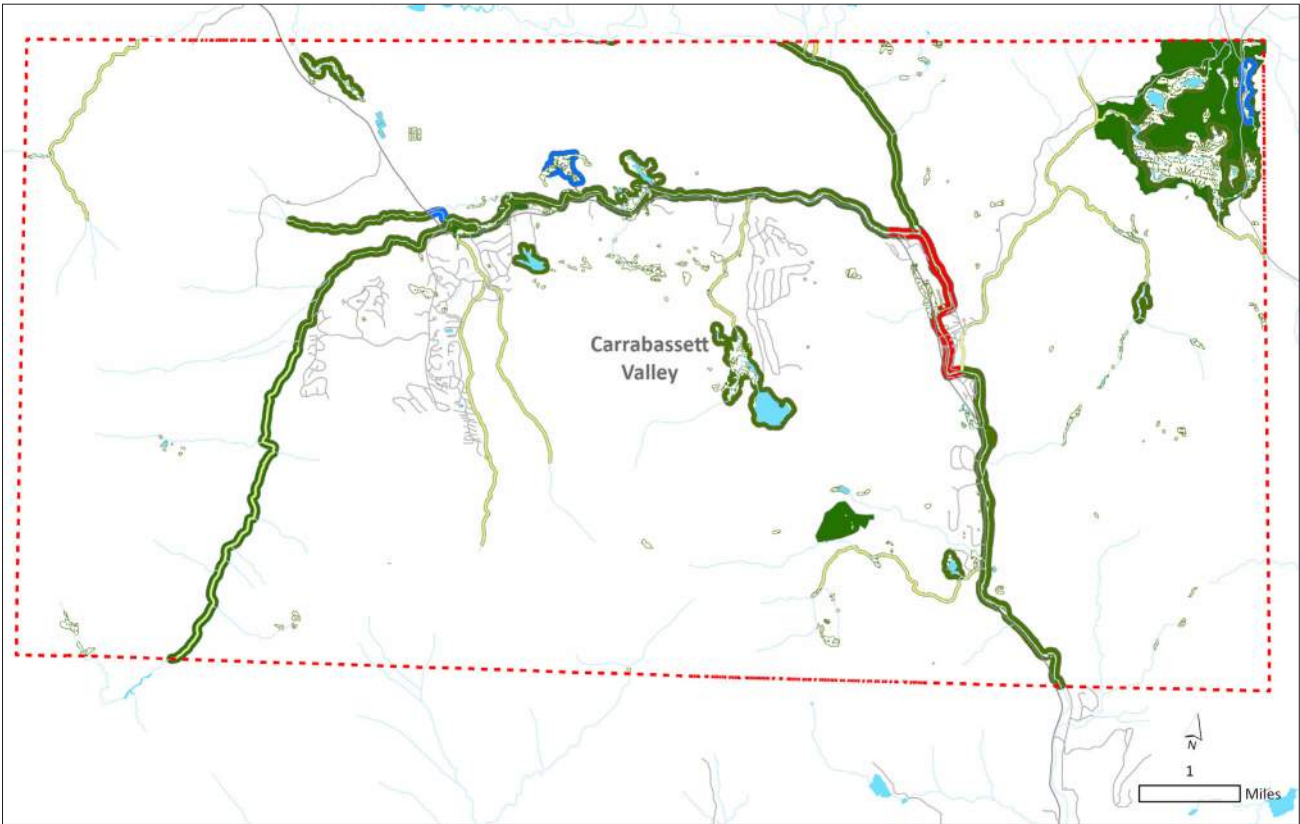
| District                         | Purpose (Source: Town of Carrabassett Valley Zoning Ordinance)                                                                                                                                                                                                                                                                               |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conservation (C)                 | Protect important natural features of Carrabassett Valley, which, while not unique or as fragile as land in the natural resource protection district, are vulnerable to serious soil erosion, loss of natural flood controls, loss of important wildlife habitat, and loss of exceptional natural areas and vistas if intensively developed. |
| Light Industry (I)               | Provide an area for nonpolluting manufacturing, warehousing and distribution activities and supporting services.                                                                                                                                                                                                                             |
| Medium-Density Residential (R-2) | Encourage a variety of housing opportunities and the development of neighborhoods in areas which rely principally on on-site sewerage and water supply, but which are accessible to town services and have soils and slope conditions that allow a medium density of development.                                                            |
| Planned Development (PD)         | Provide for carefully planned development that integrates high density residential, recreational, commercial, municipal, and institutional uses to create a mixed use, on-mountain, recreational community.                                                                                                                                  |
| Recreation Park (RP)             | Provide an area specifically dedicated to destination as well as community recreational facilities in a carefully planned setting. The objective is to supplement and enhance Carrabassett Valley's economic role as a destination resort community.                                                                                         |
| Resource Protection (RP)         | Protect fragile ecological systems, which, if intensively developed or substantially altered, would damage water quality, wildlife and aquatic habitat and biotic systems, and ecological relationships.                                                                                                                                     |
| Rural Residential (R-1)          | Conserve the quality of Carrabassett Valley's rural areas that are distant from town centers and services, while allowing single family residential development at a density consistent with the ability of the soils and town services to support the development.                                                                          |
| Valley Center (VC)               | Provide for neighborhood and compatible small scale commercial development in the vicinity of Carrabassett Valley's established valley center.                                                                                                                                                                                               |

Shoreland Zoning

The Shoreland Zone is defined by the State of Maine as that land area located within 250 feet, horizontal distance, of the normal high-water line of designated ponds or rivers, or the upland edge of a freshwater wetland or within seventy-five feet of the normal high-water line of a stream of other areas designated by the Town of Carrabassett Valley Shoreland Zone Ordinance.

In Carrabassett Valley, the Shoreland Zone has four sub-areas that are mapped in the Town of Carrabassett Valley Zoning Ordinance, including Shoreland Zoning – General Development; Shoreland Zoning – Limited Residential; Shoreland Zoning – Resource Protection (includes wetlands); and Shoreland Zoning – Stream Protection.

Map 7: Shoreland Zoning



Town of Carrabassett Valley Shoreland Zoning Map

Source: Town of Carrabassett Valley and Androscoggin Valley Council of Governments (AVCOG)

- Carrabassett Valley Town Boundary
- National Wetlands Inventory
- Shoreland Zoning
  - General Development (GD)
  - Limited Residential (LR)
  - Resource Protection (RP)
  - Stream Protection (SP)
- Wetland

## ADDITIONAL CODES AND ORDINANCES

In addition to the Zoning Ordinance and Shoreland Zoning Ordinance, the Town of Carrabassett Valley maintains a Subdivision Ordinance and a Floodplain Management Ordinance.

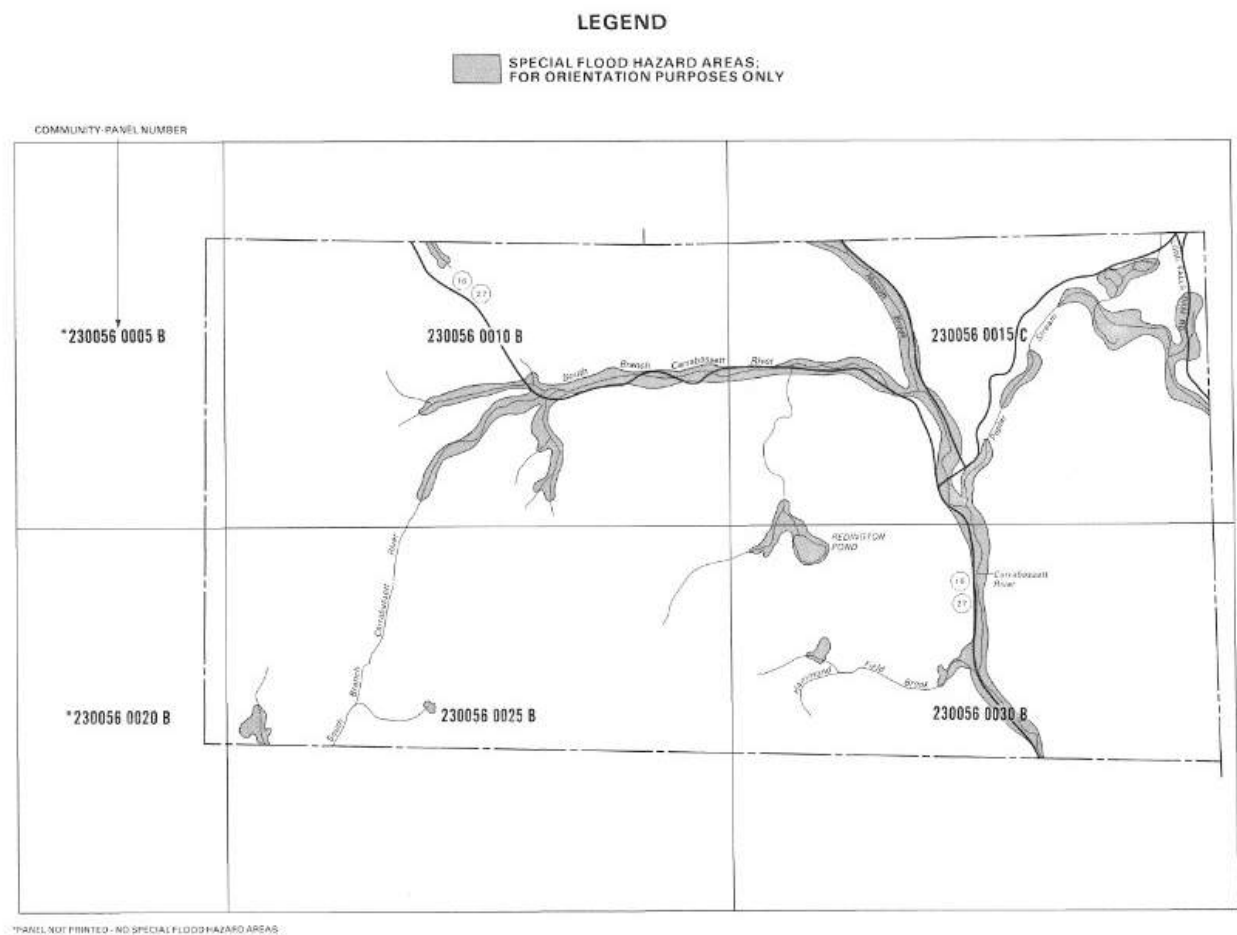
### Subdivision Ordinance

Last amended in 2008, the purpose of this Ordinance is to assure the comfort, convenience, safety, health, and welfare of the people of the Town of Carrabassett Valley, to protect the environment and to promote the development of an economically sound and stable community.

### Floodplain Management Ordinance

The Floodplain Management Ordinance enables the Town of Carrabassett Valley to identify and manage flood prone areas that often experience significant damages and participate in the National Flood Insurance Program. In Carrabassett Valley these areas include “Zones A and AE” flood zones depicted on the 4 FEMA Map Panels that cover the Town. These were published effective 1990. The Town of Carrabassett Valley participates in the FEMA National Flood Insurance Program.

### Map 8: FEMA FIRM Panels (1990)



Above: Four FEMA FIRM panels for Carrabassett Valley (1990). *Source: Town of Carrabassett Valley and FEMA Flood Map Service Center.*

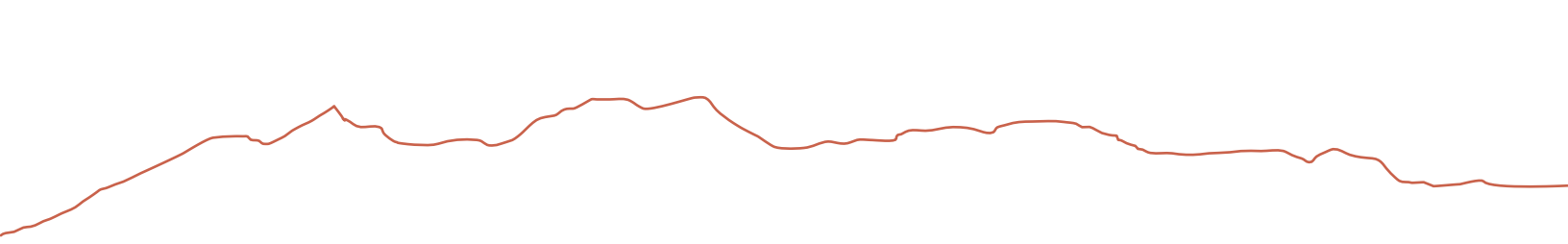
## WATERSHED MANAGEMENT PLAN

In the mid 2010's, the Town of Carrabassett Valley retained an engineering firm to complete a stormwater analysis for the approximate 4,000-acre Sugarloaf Mountain watershed focusing on the developed areas immediately around the resort and the neighboring residential developments on-mountain and down thru the Sugarloaf Village Area. That region has experienced an increase in development in recent years within the watershed and the impact needs to be understood by development of a hydrologic model to use as a planning resource when new developments are proposed within the watershed, and also captured current conditions for maintenance needs of existing stormwater systems such as culverts and ditches that should be prioritized for routine maintenance.

## PROPERTIES ENROLLED IN CURRENT USE PROGRAMS

Carrabassett Valley has approximately ten (10) properties totaling 39,024 acres enrolled in Current Use programs. These include properties managed for forest and recreation trails (including the Appalachian Trail), tree growth, and open space with public access.

| CV Tax Map/Lot     | Land Area in Acres | Owner/Description                        | Classification                                        |
|--------------------|--------------------|------------------------------------------|-------------------------------------------------------|
| 1A/5               | 417                | State BPL Land abutting Bigelow Preserve | Exempt, managed for forest and recreation trails      |
| 1A/1 & 1C/1        | 2,133              | Town of CV Public Lot                    | Exempt, managed for forest and recreation trails      |
| 1B/2               | 9,343              | State BPL adjacent to Appalachian Trail  | Exempt, managed for forest and recreation trails      |
| 1B/3               | 170                | Land of Sugarloaf Backside               | Tree Growth                                           |
| 1B/4               | 1,475              | USA- Federal Land of Appalachian Trail   | Exempt- Appalachian Trail and Buffer Land             |
| 1B/6               | 1,347              | Carrabassett Valley Sanitary District    | Exempt, managed for sewerage, forestry and recreation |
| 1D/1               | 95                 | Brochu River frontage                    | Open Space with Public Access                         |
| 1D/10              | 214                | Livesay                                  | Open Space with Public Access                         |
| 1D/12              | 222                | Town of CV Jones Lot                     | Exempt, managed for forest and recreation trails      |
| 1D/14              | 23,608             | Penobscot Nation                         | Tree Growth                                           |
|                    |                    |                                          |                                                       |
| <b>Total Acres</b> | <b>39,024</b>      |                                          |                                                       |



# POPULATION & DEMOGRAPHICS

## KEY FINDINGS

- **Carrabassett Valley is getting older.** The median age in Carrabassett Valley has increased since 2020, and the median age in Carrabassett Valley is older than Franklin County and the state. This is partially due to the number of people who move to Carrabassett Valley in their retirement or later in their career. Services will be needed to serve an aging population.
- **Housing units are increasing in Carrabassett Valley.** Total housing units increased, both owner-occupied and vacant, as construction both on and off the mountain took place over the last twenty years. In addition, there was an increase in overall households, particularly non-family households, which could be due to an increase in older adults living alone or those living with roommates.
- **The cost of housing impacts the demographics of Carrabassett Valley.** As the cost of housing in Carrabassett Valley continues to rise, younger families are less likely to afford a home in the area. In addition, the decision to build affordable housing has an impact on where younger families can move and live, and this greatly impacts the school age population.
- **The COVID-19 pandemic impacted the Carrabassett Valley population, though more information is needed.** The Maine State Economist and the U.S. Census indicate that the population grew substantially and is now either declining or leveling off, though school enrollment increased during COVID. If possible, more information is needed to capture the influx of people during COVID.
- **Carrabassett Valley is highly educated, more affluent than its surrounding communities, and racially homogeneous.** Almost 95% of the population is white, and 70% of the population has a bachelor's degree or higher. Over half of the population is married and over half of the households are family households, though smaller family sizes. The median income in Carrabassett Valley is higher than Franklin County but lower than Maine.

## ABOUT THE DATA

Analysis of demographics and population dynamics is a fundamental component of the planning process. These data points help provide a better understanding of the characteristics of a community and attempt to shed light on information that is not always readily apparent. This chapter looks at population and demographic data in order to identify possible trends and noteworthy key findings. It is important to note the challenges and inherent limitations of collecting and analyzing demographic data for small towns, particularly when that data is used for longer-term population projections. All data presented here attempts to create a demographic snapshot and should be viewed as official reference points used in conjunction with local knowledge of recent trends and developments. This chapter primarily relies on four different datasets:

**The Decennial Census.** The decennial census is program of the United States Census Bureau. The decennial census is conducted once every ten years and attempts count every person living in the 50 states, District of Columbia, and five U.S. territories. This census asks a short set of questions and provides an official count of the population, which determines congressional representation. The most recent decennial census was in 2020.

**The American Community Survey (ACS).** The American Community Survey or ACS is conducted every month, every year. This survey is sent to a sample of addresses throughout the country, DC, and Puerto Rico, and collects more detailed information than the decennial census. The ACS asks more in-depth questions about a number of topics such as education, housing, employment, commuting and transportation, and internet access just to name a few. The ACS data is available in one-year, three-year, or five-year datasets. Given that the ACS is a sample survey by design, the data collected includes information about the margins of error for each reported data point. The shorter the time frame, the smaller the sample size and larger the margin of error; likewise, the smaller the community, the higher the margin of error.

**Maine Office of Data, Research, and Vital Statistics.** The Maine Office of Data, Research and Vital Statistics (DRVS) administers Maine's vital statistics system and provides quantitative information for surveillance, planning, policy development, program management and evaluation. It produces detailed population estimates for use within and outside the Department of Health and Human Services and compiles data on health status and health resources.

**The Office of the Maine State Economist.** The Office of the Maine State Economist conducts ongoing analysis of Maine's economic and demographic conditions to help inform policy decisions. The State Economist creates population projections for the State of Maine and its counties and towns for 5-year intervals to 2038, based on 2018 U.S. Census Bureau population estimates.

As stated above, the data presented in this chapter comes from different sources and different years based on how the various agencies collect, analyze and report their data, and are noted accordingly.

## POPULATION SNAPSHOT

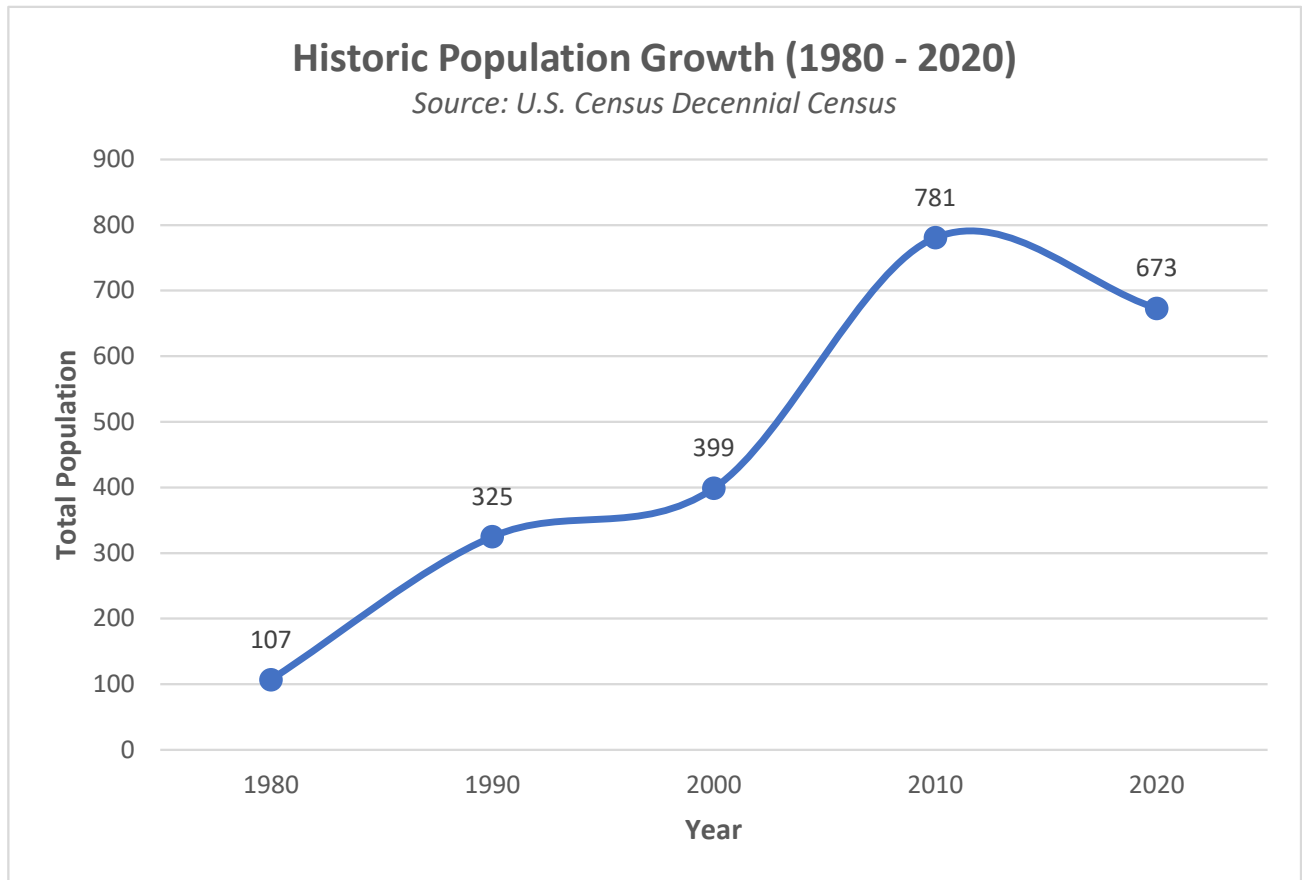
| <b>Town of Carrabassett Valley, Demographics Snapshot</b><br><i>Source: U.S. Census Bureau, Decennial Censuses</i> |        |        |        |          |
|--------------------------------------------------------------------------------------------------------------------|--------|--------|--------|----------|
|                                                                                                                    | 2000   | 2010   | 2020   | % change |
| <b>Total Population</b>                                                                                            | 399    | 781    | 673    | 68.7%    |
| Female Population                                                                                                  | 189    | 369    | 325    | 72.0%    |
| Male Population                                                                                                    | 210    | 412    | 348    | 65.7%    |
|                                                                                                                    |        |        |        |          |
| <b>Median Age</b>                                                                                                  | 38.4   | 50.0   | 56.3   | 46.6%    |
|                                                                                                                    |        |        |        |          |
| <b>Total Housing Units</b>                                                                                         | 1,675  | 2,103  | 2,138  | 27.6%    |
| <b>Occupied</b>                                                                                                    | 179    | 373    | 354    | 97.8%    |
| Owner-occupied                                                                                                     | 145    | 325    | 309    | 113.1%   |
| Renter-occupied                                                                                                    | 34     | 48     | 45     | 32.4%    |
| <b>Vacant</b>                                                                                                      | 1,496  | 1,730  | 1,784  | 19.3%    |
|                                                                                                                    |        |        |        |          |
| <b>Total Households</b>                                                                                            | 179    | 373    | 354    | 97.8%    |
| Family Households                                                                                                  | 110    | 219    | 178    | 61.8%    |
| Non-Family Households                                                                                              | 69     | 154    | 176    | 155.1%   |
|                                                                                                                    |        |        |        |          |
| Average Household Size                                                                                             | 2.23   | 2.10   | 1.46   | -34.5%   |
| Average Family Size                                                                                                | 2.71   | 2.62   | 1.82   | -32.8%   |
| Median Household Income                                                                                            | 45,357 | 54,676 | 54,959 | 21.2%    |

The table above provides a demographic snapshot data from the 2020 Decennial Census of Carrabassett Valley from the year 2000 through the year 2020. This includes total population, broken down by male and female; median age; total housing units (occupied vs. vacant); and total households. In nearly every one of these data points the percent change increased. The total population rose from 399 in the year 2000 to 673 in 2020, with a percent increase of 68.7%, with the female population rising more than the male population at 72%.

In the year 2020 the median age for Carrabassett Valley was reported to be 56.3, which is an increase of 46.6% from the year 2000. Total housing units increased (27.6%), most notably the owner-occupied housing units increased 113.1%- from 145 in 2000 to 309 in 2020. Vacant housing units also increased by 19.3%, which may be due to an increased in vacation rentals as this table does not break out seasonal / vacation rental housing. See the Housing Chapter of this comprehensive plan for more detailed information on that topic.

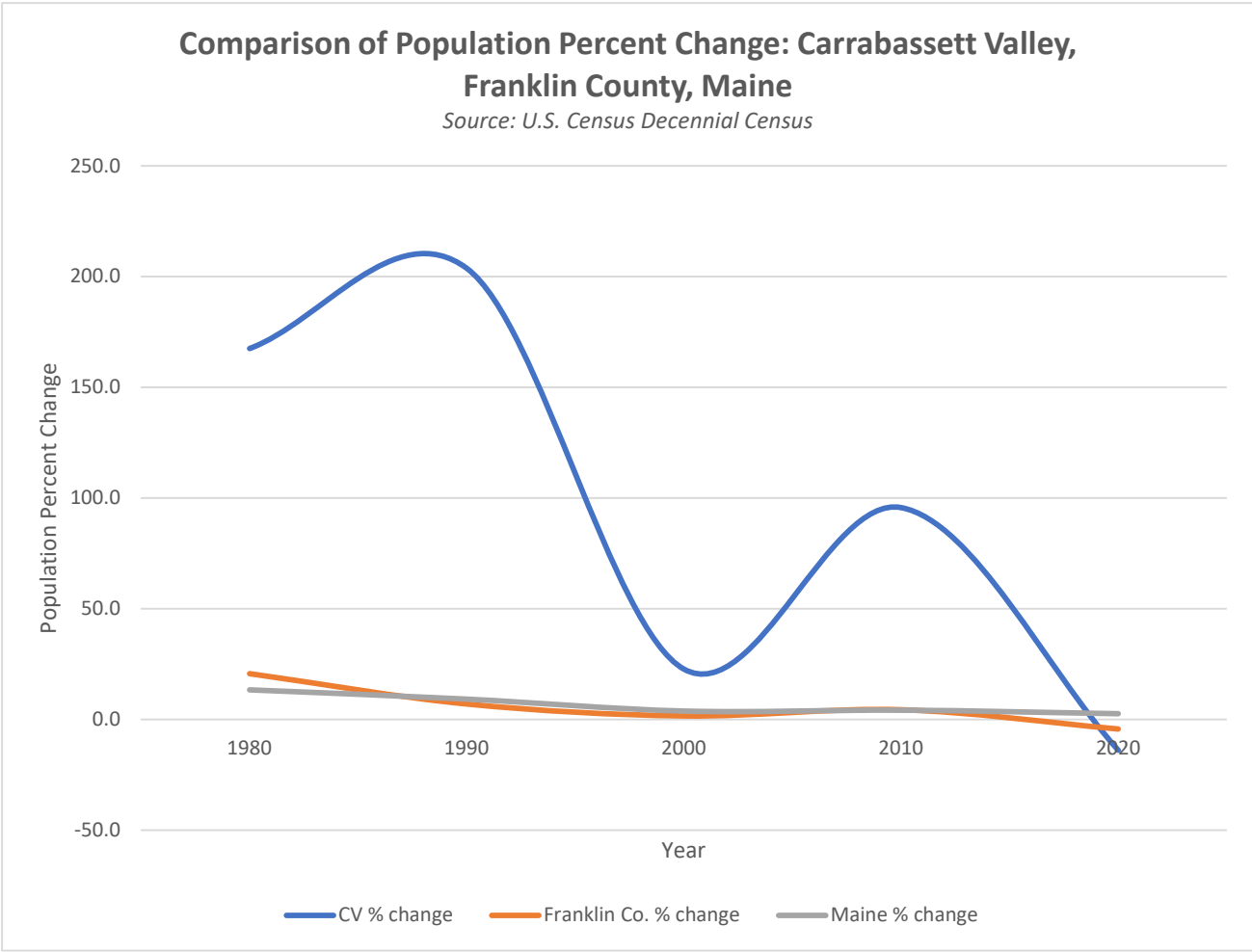
Total households increased substantially (97.8%) between 2000 and 2020, with a large increase in non-family households (155.1%). The average household and average family size decreased (-34.5% and -32.8% respectively). Median Household Income increased a modest amount (21.2%).

## BACKGROUND & HISTORICAL TRENDS



In 1970, approximately 40 people lived in Carrabassett Valley year-round. Three decades later, driven by the success of Sugarloaf, this number increased to 399. At that time, on the busiest weekend of the year, the number again multiplied to as high as 9,000 people. Four decades later in 2020, the population is reported by the U.S. Census Bureau's Decennial Census as 673, a significant increase from the year 2000, and slight drop from 781 in 2010.

This volatile ebb and flow of population makes projecting the town's future population and demographics unusually difficult. At the same time, the task is crucial if services and facilities in this town are to be properly scheduled and sized.



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## MIGRATION ANALYSIS

Changes in a population depend on the number of births, deaths, and individuals moving in and out of an area. Analyses of these statistics indicate if a population is fluctuating due to migration or natural change (births and deaths). The Maine Office of Data, Research, and Vital Statistics collects and maintains records of births and deaths dating back to the 1890s. Net migration is calculated by finding the difference between births and deaths, and then comparing that to the Decennial Census population numbers. According to the Decennial Census, between 2000 and 2010 the Town of Carrabassett Valley experienced a substantial increase in population from 399 to 781 due to a positive natural change of 12 people and a relatively large estimated net migration into Carrabassett Valley of 370. Between 2010 and 2020, however, the Decennial Census reports a decrease in population from 781 to 673, with an estimated natural change of -1 person and an estimated net migration away of -107 people. The table below shows net migration estimates.

| Net Migration for the Town of Carrabassett Valley (2000 – 2020)                                                                       |            |
|---------------------------------------------------------------------------------------------------------------------------------------|------------|
| Data Point                                                                                                                            | Population |
| <b>2000 to 2010 Net Migration</b>                                                                                                     |            |
| 2000 Decennial Census                                                                                                                 | 399        |
| Natural Change*                                                                                                                       | 12         |
| Estimated Net Migration*                                                                                                              | 370        |
| 2010 Census                                                                                                                           | 781        |
| <b>2010 to 2020 Net Migration</b>                                                                                                     |            |
| 2010 Decennial Census                                                                                                                 | 781        |
| Natural Change*                                                                                                                       | -1         |
| Estimated Net Migration*                                                                                                              | -107       |
| Estimated 2020 Decennial Census                                                                                                       | 673        |
| Source: Maine Office of Data, Research, and Vital Statistics births and deaths records; U.S. Census Decennial Census Total Population |            |
| *The Maine Office of Data, Research, and Vital Statistics births and deaths records did not have data for 2000, 2011, or 2012.        |            |

# POPULATION PROJECTIONS AND COMPARISONS

Despite some decline in year-round population, the population of part-time or seasonal residents continues to grow. Like many recreational tourism economies in Maine, the ebb and flow of seasonal visitors and residents places significant additional administrative and fiscal demands on the town beyond the reported year-round population number.

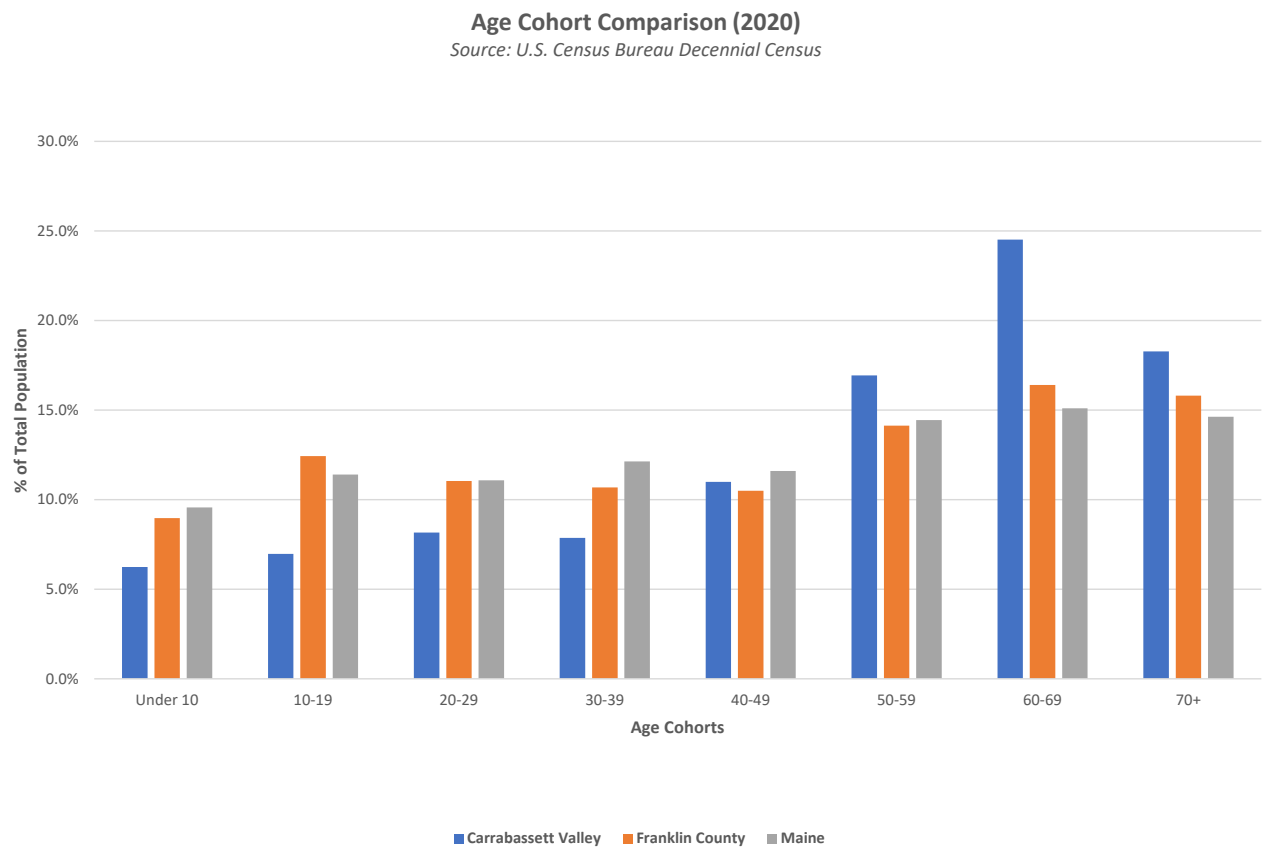
The Maine State Economist produces population projections for towns, counties, and the state. The population of Carrabassett Valley is observed as declining through the 2010 – 2020 decade, with a 2010 population of 775 and a 2020 population of approximately 100 fewer persons. According to these projections, which uses the cohort component method, the population of Carrabassett Valley is declining, with an estimated 2024 population of 514 persons. As stated in the “Understanding the Data” section at the start of this chapter, it is important to recognize that with smaller populations it is difficult to create highly accurate population projections, and thus these numbers should be understood with those limitations in mind. In addition, in a town with a significant seasonal economy there are other nuances and dynamics that are not captured by these projections.

According to the State Economist projections, Franklin County’s observed population declined slightly between 2010 and 2020, and the projection predicts a slow continued decline of approximately -1.1% between 2025 and 2040. Unlike Carrabassett Valley and Franklin County, the State of Maine shows a gradual increase in population between 2010 and 2020 and is projected to continue that growth between 2025 and 2040 at 3.1%. Compared to the neighboring four towns in the Carrabassett Valley region along the State Route 16 / Route 27 corridors (Kingfield, Wyman, Coplin, Eustis), Carrabassett Valley’s population is projected to decrease at a higher rate (-23%). While these numbers come from a reputable source (Maine State Economist) and are produced through reliable methods, they do not tell the entire story of Carrabassett Valley’s population dynamics, the influx of seasonal visitors and residents, and the implications for the town.

| Population Projections for Carrabassett Valley and Surrounding Communities (2010 - 2040). |                     |           |           |                      |           |           |           |                      |
|-------------------------------------------------------------------------------------------|---------------------|-----------|-----------|----------------------|-----------|-----------|-----------|----------------------|
| Source: Maine State Economist.                                                            |                     |           |           |                      |           |           |           |                      |
|                                                                                           | Population Observed |           |           | Population Projected |           |           |           | Total Percent Change |
| Year                                                                                      | 2010                | 2015      | 2020      | 2025                 | 2030      | 2035      | 2040      | 2020 - 2040          |
| CV                                                                                        | 781                 | 718       | 673       | 629                  | 598       | 558       | 514       | -23.6%               |
| Kingfield                                                                                 | 997                 | 971       | 960       | 963                  | 977       | 977       | 973       | 1.3%                 |
| Wyman                                                                                     | 88                  | 84        | 82        | 79                   | 78        | 76        | 73        | -11.3%               |
| Coplin                                                                                    | 165                 | 147       | 131       | 130                  | 132       | 131       | 129       | -1.8%                |
| Eustis                                                                                    | 619                 | 629       | 641       | 661                  | 691       | 709       | 725       | 13.0%                |
| Franklin County                                                                           | 30,768              | 29,727    | 29,418    | 29,330               | 29,603    | 29,414    | 29,109    | -1.1%                |
| Maine                                                                                     | 1,328,362           | 1,335,777 | 1,362,280 | 1,362,280            | 1,374,728 | 1,397,663 | 1,407,396 | 3.1%                 |

# POPULATION CHARACTERISTICS

## AGE

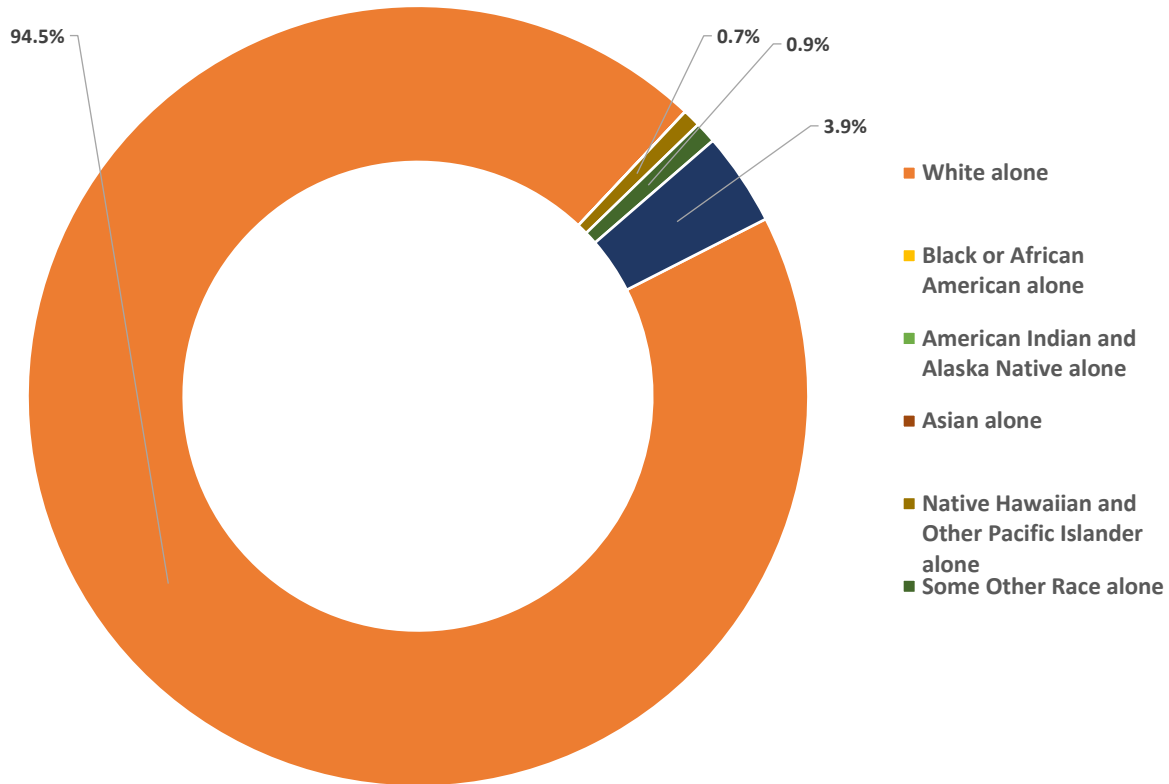


Compared to Franklin County and the State of Maine overall, Carrabassett Valley has a higher percentage of individuals in the 50-59 (16.9%), 60-69 (24.5%), and 70+ (18.3%) age cohort categories according to the 2020 Decennial Census. Franklin County and the State of Maine are younger than Carrabassett Valley, with higher percentages of individuals below age 40. Franklin County has a higher percentage of individuals in the ages 10-19 cohort than the state and Carrabassett Valley.

## RACE AND ETHNICITY

**Town of Carrabassett Valley Population by Race (2020)**

*Source: U.S. Census Bureau Decennial Census, DP1*

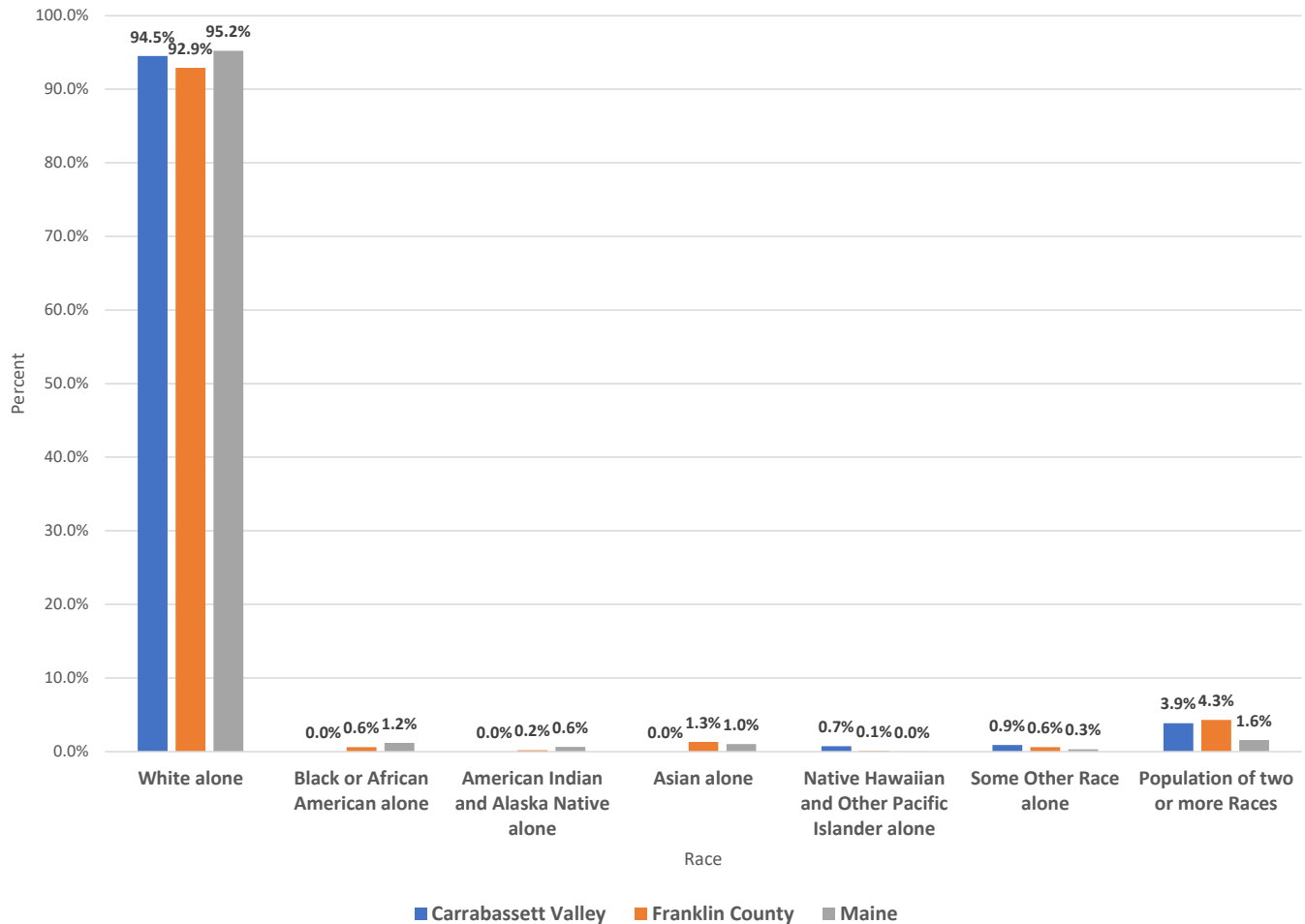


Carrabassett Valley is predominantly white (94.5%) according to the 2020 U.S. Decennial Census. Other reported race categories include a small percentage of two or more races (3.9%), Some Other Race alone (0.9%), and Native Hawaiian and other Pacific Islander alone (0.7%).

## RACE AND ETHNICITY

**Comparative Population by Race, Carrabassett Valley, Franklin County, Maine (2020)**

Source: U.S. Census Bureau Decennial Census, DP1

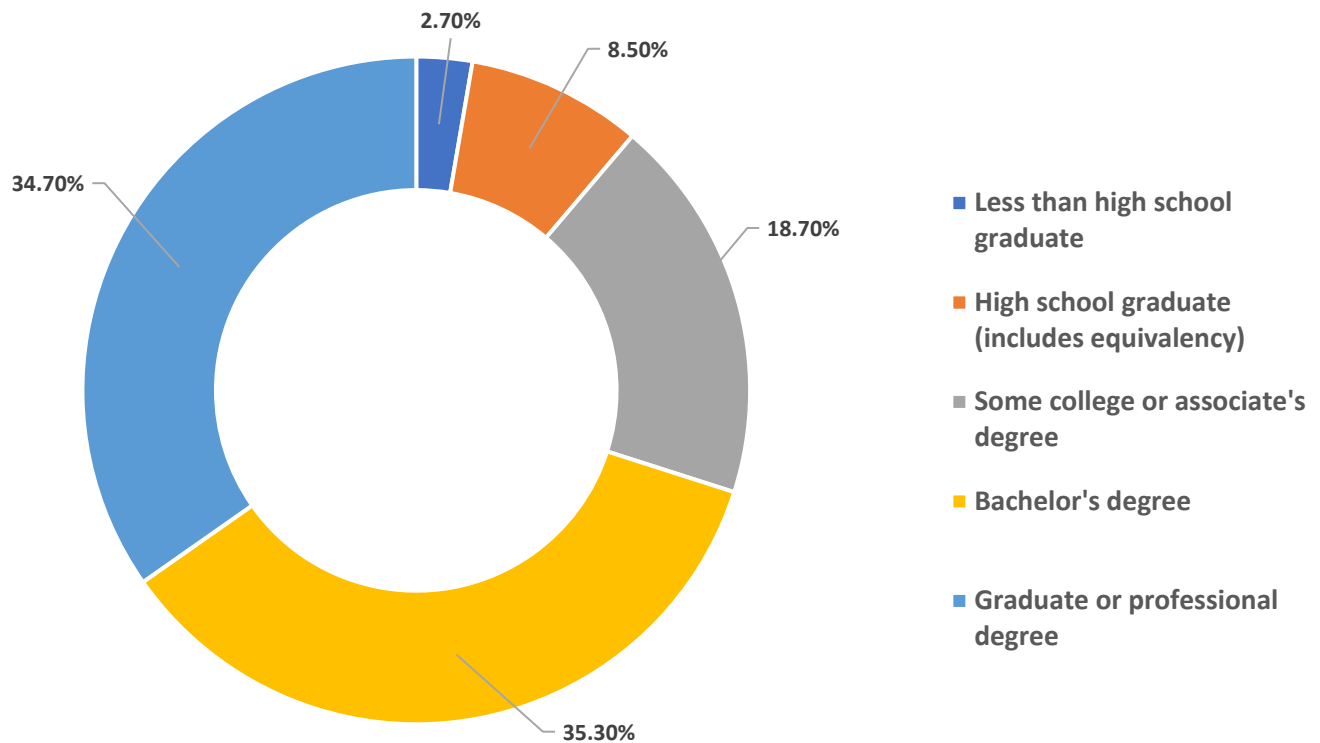


Compared to Carrabassett Valley, Franklin County is similarly predominantly white (92.9%), with Population of two of more Races as the next highest percentage reported (4.3%). Maine as a whole is slightly whiter than Carrabassett Valley and Franklin County (95.2%), but also has a slightly higher percentage of Black or African American alone, American Indian and Alaska Native alone, and Some Other Race alone.

## EDUCATIONAL ATTAINMENT

### Town of Carrabassett Valley Educational Attainment, Population Over the Age of 25

Source: U.S. Census (2022 ACS 5-Year Estimates)

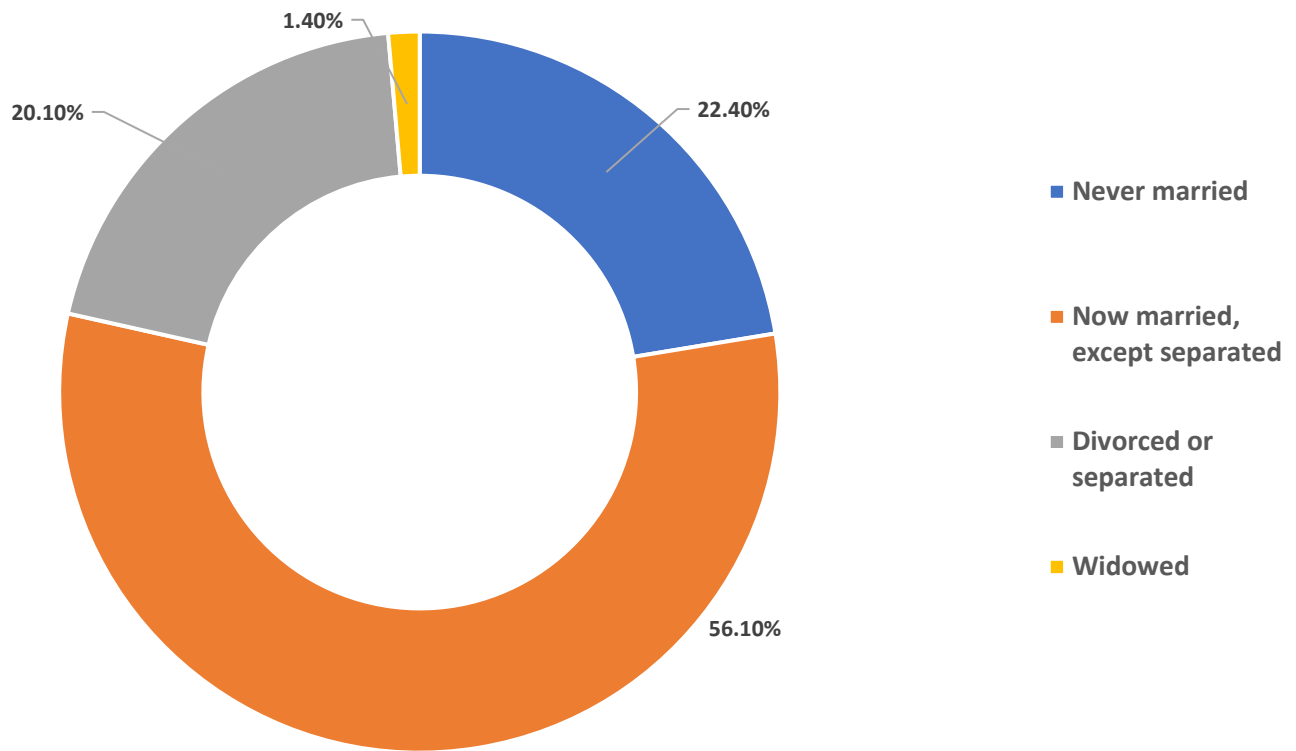


According to the American Community Survey 2022 5-year estimates, 70% of the Carrabassett Valley population has a Bachelor's degree or higher, with almost an even split between Bachelor's degrees (35.3%) and Graduate or professional degrees (34.7%). Less than a quarter of the population has some college or associate's degree (18.7%), and 8.5% have a high school diploma or equivalent. A very small percentage of the population has less than a high school degree.

## MARITAL STATUS

### Town of Carrabassett Valley Marital Status, Population 15 years and over

Source: U.S. Census Bureau (2022 ACS 5-Year Estimates)



Just over half of the Carrabassett Valley population (56.1%) is married, according to the American Community Survey 2022 5-year estimates, while 22.4% has never married, and 20.1% are divorced or separated. A very small percentage (1.4%) of the population is widowed.

## HOUSEHOLD COMPOSITION

### Town of Carrabassett Valley Households and Families (2022)

Source: U.S. Census Bureau. "Households and Families." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1101, S2501, 2022

| Label                                                                 | Estimate | Margin of Error |
|-----------------------------------------------------------------------|----------|-----------------|
| <b>HOUSEHOLDS</b>                                                     |          |                 |
| <i>Total households</i>                                               | 362      | ±112            |
| <i>Family households</i>                                              | 191      | ±81             |
| <i>Average household size</i>                                         | 1.53     | ±0.17           |
| <b>HOUSEHOLD SIZE</b>                                                 |          |                 |
| <i>1-person household</i>                                             | 163      | ±80             |
| <i>2-person household</i>                                             | 177      | ±77             |
| <i>3-person household</i>                                             | 18       | ±13             |
| <i>4-or-more-person household</i>                                     | 4        | ±6              |
| <b>FAMILIES</b>                                                       |          |                 |
| <i>Total families</i>                                                 | 191      | ±81             |
| <i>Average family size</i>                                            | 1.93     | ±0.32           |
| <b>AGE OF OWN CHILDREN</b>                                            |          |                 |
| <i>Households with own children of the householder under 18 years</i> | 27       | ±15             |
| <i>Under 6 years only</i>                                             | 37.0%    | ±26.3           |
| <i>Under 6 years and 6 to 17 years</i>                                | 0.0%     | ±52.5           |
| <i>6 to 17 years only</i>                                             | 63.0%    | ±26.3           |
| <i>Total households</i>                                               | 362      | ±112            |
| <b>SELECTED HOUSEHOLDS BY TYPE</b>                                    |          |                 |
| <i>Households with one or more people under 18 years</i>              | 7.5%     | ±4.2            |
| <i>Households with one or more people 60 years and over</i>           | 61.9%    | ±14.8           |
| <i>Households with one or more people 65 years and over</i>           | 56.4%    | ±14.7           |
| <i>Householder living alone</i>                                       | 45.0%    | ±16.2           |
| <i>65 years and over</i>                                              | 16.6%    | ±6.8            |

According to the American Communities Survey 5-year estimates (2022), there are approximately 362 households in the Town of Carrabassett Valley, 191 of which (52.7%) are family households. The average household size is estimated as 1.53 persons. There are slightly more 2-person households (49%) than 1-person households (45%) and very few 3-person (4.9%) and 4-or-more-person households (1.1%). The average family size is estimated at 1.93 persons.

Of the 27 households with own children under 18 years, 37% are estimated to have under 6 years only and 63% are estimated to have 6 to 17 years only. No households with own children under 18 years were estimated to have both under 6 years old and 6 to 17 years old. These data points also report moderate margins of error and should be regarded as best estimates but with recognition of their limitations.

Of the estimated 362 households reported in the ACS 5-year estimates, 7.5% have one or more people under 18 years; 61.9% have one or more people 60 years and over; 56.4% have one or more people 65 years and over; and 45% have a householder living alone.

## INCOME

The American Community Survey 5-year estimates (2022) reports data on individuals' income in the past 12 months in 2022 inflation-adjusted dollars for the population 15 years and over (576 persons). According to these estimates, the median income in dollars for individuals in 2022 in Carrabassett Valley was approximately \$47,344, with nearly half the population earning over \$50,000 and nearly half earning less than \$50,000. Of those earning less than \$50,000, approximately 23% earned less than \$30,000. For those whom poverty status is determined (554 persons), 2.5% of the population was below 100% of the poverty level, while 93.3% were at or above 150 percent of the poverty level. A small number of people (4.2%) were between 100 and 149 percent of the poverty level. Compared to Franklin County (\$56,890), the Town of Carrabassett Valley median household income is higher (\$66,750) but less than the state of Maine median household income (\$69,543).

### Town of Carrabassett Valley Individuals' Income in The Past 12 Months In 2022 Inflation-Adjusted Dollars (ACS 2022)

Source: U.S. Census Bureau. "Selected Characteristics of the Total and Native Populations in the United States." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0601, 2022

|                                                  | Estimate | Margin of Error |
|--------------------------------------------------|----------|-----------------|
| POPULATION 15 YEARS AND OVER                     | 576      | ±143            |
| \$1 to \$9,999 or less                           | 10.20%   | ±6.0            |
| \$10,000 to \$14,999                             | 3.30%    | ±2.5            |
| \$15,000 to \$24,999                             | 9.70%    | ±5.9            |
| \$25,000 to \$34,999                             | 16.50%   | ±4.7            |
| \$35,000 to \$49,999                             | 8.70%    | ±3.9            |
| \$50,000 to \$64,999                             | 13.70%   | ±12.1           |
| \$65,000 to \$74,999                             | 3.10%    | ±1.8            |
| \$75,000 or more                                 | 31.40%   | ±14.0           |
| Median income (dollars)                          | \$47,344 | ±24,408         |
|                                                  |          |                 |
| POVERTY STATUS IN THE PAST 12 MONTHS             |          |                 |
| Population for whom poverty status is determined | 554      | ±149            |
| Below 100 percent of the poverty level           | 2.50%    | ±2.0            |
| 100 to 149 percent of the poverty level          | 4.20%    | ±3.2            |
| At or above 150 percent of the poverty level     | 93.30%   | ±4.0            |

### Comparative Household Income in the Past 12 Months in 2022 Inflation-Adjusted Dollars

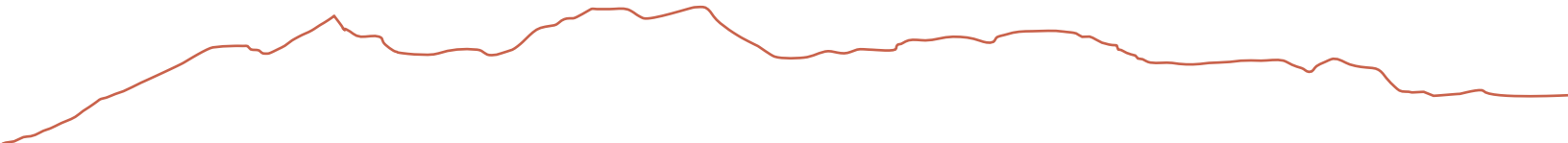
Source: U.S. Census Bureau. "Income in the Past 12 Months in 2022 Inflation-Adjusted Dollars." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2022

|                         | Carrabassett Valley | Franklin County | Maine  |
|-------------------------|---------------------|-----------------|--------|
| Median Household Income | 66,750              | 56,890          | 69,543 |

# LANGUAGE

There are a very small number of households in Carrabassett Valley for whom English is not their first language. According to the 2022 American Community Survey 5-year estimates, of the population 5 years old and older, 8.1% report that they speak a language other than English. Within that group, 3.4% say they speak English “very well” and 4.7% say they speak English less than “very well.” This is not defined in the survey and self-assessed by the survey respondent.

| LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH                                                                                                                                          |         |                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------|
| U.S. Census Bureau. "Means of Transportation to Work by Selected Characteristics for Workplace Geography." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S0804, 2022. |         |                 |
|                                                                                                                                                                                               | Percent | Margin of Error |
| Population 5 years and over                                                                                                                                                                   |         |                 |
| Speak language other than English                                                                                                                                                             | 8.1%    | ±6.2            |
| Speak English "very well"                                                                                                                                                                     | 3.4%    | ±2.5            |
| Speak English less than "very well"                                                                                                                                                           | 4.7%    | ±5.7            |



# RECREATION & OPEN SPACE

## KEY FINDINGS

- **Recreation is the top attraction and economic driver for Carrabassett Valley.** Visitors and seasonal and long-term residents are drawn to the town's vast natural spaces, scenic beauty, and outdoor recreation opportunities. The Town has increasingly become a year-round recreation area with a variety of winter and summer recreational opportunities.
- **The extensive trail network in Carrabassett Valley is a major component of the recreation industry for visitors and locals alike.** The trail network includes trails for hiking, mountain biking, snowshoeing, and cross-country skiing, along with approximately ten miles of the Appalachian Trail. Trail maintenance efforts have increased, and there are significant efforts to create and improve mountain biking trails and make Carrabassett Valley a mountain biking hub in collaboration with organizations involved in trail maintenance. Trail access has been impacted by the closing of private lands in the last few years, including access to Huston Brook Falls and the Bigelow Preserve trails. There is interest in increased trail access and additional connections between trails at Sugarloaf and the Outdoor Center and surrounding trail networks. Increased trail access will also improve emergency response systems.
- **Carrabassett Valley benefits from robust, longstanding, and symbiotic recreation partnerships.** Sugarloaf, Carrabassett Valley Academy, and town management cooperatively own and managing several facilities. The Sugarloaf Golf Club and the Sugarloaf Outdoor Center are significant recreational assets, particularly for a smaller town.
- **The Town is dedicated to preserving and improving public recreation opportunities for all ages and opportunities for expanded programming exist.** Programs like the Outdoor Adventure Camp and facilities like the Town Park, the Samantha Wright Memorial Pool, are highly valued and utilized by the community and seasonal visitors. With an aging population in Carrabassett Valley, there will be needs to provide additional programming for older residents.
- **Public access points to water are limited.** A few access points to water exist along the Carrabassett River, but otherwise public access to water is limited. Access to Flagstaff Lake is available in the neighboring Town of Eustis is 8.65 miles from the Sugarloaf Access Road.
- **There are no campgrounds in Carrabassett Valley.** Camping in the region is limited to one motel in Stratton with campsites available, a camp ground in Eustis, and basic hike-to campsites along the Appalachian trail or state-run campsites inside the Bigelow Preserve Public Land area.
- **Climate change is already beginning to impact the recreation opportunities.** Flooding along with decreasing snowpack will impact numerous aspects of the recreation economy in Carrabassett Valley.

Recreation is the top attraction and economic driver for the Town of Carrabassett Valley, where visitors and seasonal and long-term residents are drawn to the town's vast natural spaces, scenic beauty, and outdoor recreation opportunities. Carrabassett Valley is home to the Carrabassett River; Sugarloaf Ski Resort, Golf Club, and Outdoor Center; and a vast network of non-motorized multi-use trails including the Narrow Gauge Pathway; a portion of the it abuts the Bigelow Preserve; and almost 11,000 acres of land owned and managed by the Maine Bureau of Public Lands and the Federal National Park Service which includes over 10 miles of Appalachian Trail. The area is a well-known hub for winter sports such as downhill and cross-country skiing, ATVing, snowmobiling, and ice skating. It is also increasingly becoming a three-season town offering warm-weather activities such as golfing, mountain biking, hiking, swimming, and youth camp programs. Canoeing and kayaking opportunities are also available in adjacent towns.

The Town is dedicated to preserving, strengthening and advancing public recreation opportunities within its bounds and helps promote efforts in neighboring communities. The Carrabassett Valley Recreation Department endeavors "to provide service to the community and quality programs for all ages and abilities" with a focus on effective communication, service enhancement, and investment in the future. The Recreation Department oversees the operation of several recreation activities and facilities and trails including Riverside Park, the Samantha Wright Memorial Pool, and the Narrow Gauge Pathway. The Department partners with Sugarloaf Mountain regarding activities at Sugarloaf Mountain Golf Course and the Sugarloaf Outdoor Center (Maine's largest Nordic center with an NHL sized ice rink) and with Carrabassett Valley Academy (CVA) to oversee the Anti-Gravity Complex fitness facility.



*Above: Riverside Park. Image courtesy of Garrett Corbin.*

# RECREATIONAL FACILITIES & SERVICES INVENTORY

## TOWN-OWNED & MANGED FACILITIES

### Riverside Park

Riverside Park is located behind the Carrabassett Valley Town Office. The park includes a basketball court, tennis court, playground, baseball field, a soccer field, an outdoor pavilion, picnic areas, and access to swimming holes in the Carrabassett River. The tennis courts are open to the public when the Recreation Department lessons are not in session. Youth and adult lessons are available throughout the summer months. The tennis court was built in 1992 and fully renovated and resurfaced in 2006. In 2007, a playground was built and the basketball courts were updated.

In late 2019, the Town expanded the town park pavilion providing more space for summer camps and public gatherings. In 2020, the Town was required to cut down large shade trees in the adjacent town pool area as part of a required airport clear zone maintenance project. Large dead trees in the immediate area were also removed in the process. To make up for the loss in vegetation, the town planted many small, 4 to 5-foot-tall shrubs and hydrangeas and lined the fence line of the tennis court with plantings and wildflowers. The Recreation Department is currently developing a revised planting plan to make up for the reductions in shade and aesthetic value.

In the near future, the Town plans to resurface the basketball court. The Town also plans to build a walkway that meets Americans with Disabilities Act (ADA) standards and to find a location to construct pickleball courts, for which there is demand from the public. There isn't much space to expand at Riverside Park as the fields are heavily used during day camp. Parking is also becoming a concern, especially during the summer due to use of the pool and summer camp and increased interest in mountain biking and hiking.



Above: Outdoor Adventure Camp at Riverside Park. Image courtesy of Garrett Corbin.



Above: Samantha Wright Memorial Pool. Image courtesy of Deb Bowker.

***Samantha Wright Memorial Pool.*** An outdoor swimming pool was originally built in 1987, with a heating system added in 2001. The pool is located behind the town offices and adjacent to Riverside Park. In 2015, the town built a new \$1.2 million state-of-the-art swimming pool (with \$620,000 in In-kind donations of labor and materials) to replace the older pool. The updated pool was named in memory of Samantha Wright of Kingfield who served as the town’s pool director for a number of years and worked towards getting the new pool built. The L-shaped pool includes four, 25-yard-long lap lanes and a shallow section for beginners, a 40-inch handicap lift into the pool, and a bath house. The pool offers water aerobics classes and swim lessons. The pool is generally open from Memorial Day through Labor Day.

***Outdoor Adventure Camp.*** The Carrabassett Valley Recreation Department hosts an Outdoor Adventure Camp at Riverside Park for 6 weeks in the summer for children ages 5-13. Camp activities include swimming, tennis, golf, wall climbing, water sports, cooperative and competitive field and ball games, arts and crafts, hiking and mountain biking, dramatics, and weekly themes such as environmental awareness, ecology, local heritage, nature, and weather.

### **Sugarloaf Regional Airport**

The Sugarloaf Regional Airport is a public use airport owned by the Town of Carrabassett Valley. Located approximately one mile from the Valley Crossing / Town Office area, residents and visitors utilize the airport for private and commercial flights as well as recreational activities such as scenic flights and flight lessons.



*Above: Sugarloaf Regional Airport. Image courtesy of Garrett Corbin.*

## COOPERATIVELY OWNED & MANAGED FACILITIES

### The Anti-Gravity Complex

The Anti-Gravity Complex is a 21,000 square foot fitness facility located at the base of Sugarloaf, just off of Route 27. The facility was built in 2001 on land donated by Sugarloaf. The Complex has one of Maine's largest indoor skate parks, two Olympic trampolines, an indoor rock-climbing wall, a multi-purpose court with a running track, and a fully equipped weight room, which encompasses the entire upstairs. The complex offers private trampoline and wall-climbing sessions as well as private skateboard lessons. The Complex is open year-round and attracts approximately 17,800 guests per year.

Carrabassett Valley Academy (CVA) had approached the town in 1999 to discuss building the Complex together. The Town eventually voted (80-20) to build the Complex and CVA and the Town split the funding. The Complex is operated through a joint partnership between the Town of Carrabassett Valley and CVA. The Town Recreation Director manages the facilities and organizes town programming for the Complex. An agreement is in place that allows the public to use the facility 65% of the time, while CVA uses it the other 35% of the time. Funding for operation of the Complex is similarly split as the Town contributes 65% of funds while CVA contributes the remaining 35%. Sugarloaf's sales and marketing department also plays an important role by sending customers to the center as well as who work at the facility. A new ten-year operating agreement is currently being reviewed for approval in March of 2024.

CVA is looking to build and operate a separate adjacent facility to provide dedicated space for their training camps and weight training program. There is also interest in expanding the Complex to allow for pickle ball courts, however, space for expansion is limited due to the fact that the 5-acres of land available to the AGC Complex has a lot of wetlands which limit ease of further development.



*Above: Anti-Gravity Complex. Images courtesy of Susanne Paul and Deb Bowker*

## **PARTNERSHIP WITH SUGARLOAF**

### **Sugarloaf Mountain**

Sugarloaf is Maine's second highest peak and the largest ski terrain area east of the Rockies, with trails and glades spread across Sugarloaf Mountain, Brackett Basin, and Burnt Mountain. Since its first trails were cut following World War II with the help of the Bigelow Boys and subsequently the Sugarloaf Ski Club, Sugarloaf has grown to become one of the nation's premier winter resorts. From the 4,237-foot summit, skiers can descend 2,820 continuous vertical feet, the largest continuous vertical drop in the eastern United States. Sugarloaf's 15 ski lifts can carry over 25,000 skiers every hour to the 1,360 acres of terrain on 179 trails. 46% of these trails are for expert skiers, 32% for intermediate skiers, and 22% for beginner skiers. Annual snowfall averages 135 inches with an average compacted snow depth on trails of 20 inches. Snowmaking covers 700 acres or around 50% of the terrain.

Sugarloaf has become more than just a place for skiing. It offers a complete year-round resort experience with lodging, restaurants, groceries, retail shopping, an art gallery, and health clubs all within walking distance of the ski slopes. It has convention and conference space available at the Sugarloaf Hotel and the Sugarloaf Inn, and these activities draw visitors throughout the year.

Boyne purchased Sugarloaf from Och-Ziff Capital Management in March 2018, along with sister resorts Sunday River and Loon, to gain full control of the mountain with the hopes of funding more on-mountain projects. Boyne's plans for capital improvements include continued efforts to Mountain Operations through updating and expanding snowmaking and through updating chairlifts such as the Double Runner, Superquad, and Timberline Quad; continued developments in the West Mountain area; Bullwinkle's access road; and 9-hole golf course. A yurt at the top of Whiffletree was also proposed to provide on-mountain restrooms on the east side of the mountain. Sugarloaf unveiled its 2020 plan, and subsequently updated it to the 2030 plan, and it is expected they will continue to do so as goals are accomplished and new focuses are targeted.

The Town has had a unique and longstanding partnership with Sugarloaf. There is close and consistent communication between town management (e.g. Recreation Department, Select Board, Town Manager, etc.) and Sugarloaf departments (e.g. Skier Services, Golf Club, Outdoor Center, etc.). For example, the head of Skier Services attends Select Board meetings to discuss prospective projects, there is joint representation on the Golf Course's Greens Committee, and similar joint involvement on some mountain bike trail development efforts.



*Above: Sugarloaf Mountain Resort ski mountain and golf course. Images courtesy of Susanne Paul and Tripadvisor.com.*

## **Sugarloaf Golf Club**

Completed in the fall of 1985 as a joint project between the Town of Carrabassett Valley and Sugarloaf Mountain, the Sugarloaf Golf Club has become known as a must-play in New England's golfing circles. The course is 6,909 yards in length with a slope of 150 and has 18 holes. The greens have significant undulations with numerous shelves and the course's signature holes—the 10th and 11th—offer stunning panoramic views of the Maine wilderness and feature dramatic drop offs from tee to green.

This prestigious par 72 course has been designated a “Best in State” golf course by Golf Digest magazine. The Club hosts several tournaments throughout the summer and fall seasons. A golf school offers packages that range from hourly lessons to week-long sessions and programs are offered to area school systems. The Town does not receive revenue from the course; however, residents are offered a lower rate.

The Club is owned by the Town and leased to Sugarloaf and there is an option to renew the lease every ten years. The lease was renewed in 2023. The Town and Sugarloaf share equally costs of repairs and renovations.

The Greens' Committee, which consists of the Town Manager, Recreation Director, club members, and Sugarloaf representatives, currently advises the Town Select Board and Sugarloaf with regard to operations, capital maintenance projects and further development of the golf course.

In 2003, the Town and Sugarloaf completed an \$800,000 capital improvement project that included paving cart paths and the parking lot area, re-construction of the sand traps, and improvements to the driving range and drainage and irrigation systems. Under the terms of the lease renewal in 2000, Sugarloaf was responsible for the annual debt-service of this capital project. The 2000 lease agreement also enabled the town to purchase the golf course maintenance building from Sugarloaf and then lease it back to Sugarloaf. Vast improvements have been made to the course since 2003, including an extensive golf course irrigation project in 2012 and 2013. Significant flood related project improvements were also made to the course after Hurricane 'Bob' in 1987 and Tropical Storm 'Irene' in 2011.

Possible future plans for the course include remedying potential erosion issues on the famous 11th Tee, and major drainage renovations to the 4th and 7th fairways along with a couple of the greens. There are also discussions about building a 9-hole walking golf course, a trend among some major golf resorts in the county, that would take much less time to play, help improve traffic on the 18-hole course and add another recreational amenity along with providing significant revenue for the resort. The new course would necessitate an allocation of land from Sugarloaf and Town financing. A Town vote on this project may be possible as soon as Spring 2025.

## **Sugarloaf Outdoor Center**

The Sugarloaf Outdoor Center is Maine's largest Nordic Ski center, featuring a newly renovated lodge and more than 60 kilometers of groomed cross-country skiing and snowshoeing, in addition to running, and winter biking. From mid-December to early-March, the Outdoor Center offers an NHL-sized skating rink and a full line of ice skate rentals for children and adults. The center is tucked away in the woods just minutes from the base area is Maine's largest Nordic center. The lodge hosts a full Nordic retail shop, rental center, and café. Trail fees and access to the lodge and ice rink are included in Sugarloaf alpine day lift tickets through their Alpine Exchange Program. In the Summer and Fall, the Outdoor Center Lodge is occupied by a Bike shop that offers repair and rental services to support the mountain bike trail users.

The Outdoor Center hosts races such as the Chenard Memorial Scholarship Race (the longest continuously run race in Maine) and the Inferno downhill Nordic race and offers guided day and evening snowshoe trips for adults and children.

The Outdoor Center building was built in 1977 and a significant renovation and expansion project was completed in 2008. The 2008 project also included building an updated 85' x 200' skating rink, a new Nordic Ski stadium / training area, new larger septic system, and a 2.5-kilometer homologated Nordic Ski race loop. The town has a lease agreement with Sugarloaf to operate the lodge and Nordic Ski and snowshoe trails. The Town operates some Town programming at the Center including youth mountain bike camps in the summer. Carrabassett residents and property tax payers are afforded discounted rates for rental of the Center's Lodge for Functions and some discount on seasonal trail passes.



*Above: Sugarloaf Outdoor Center. Images courtesy of Susanne Paul.*

## MULTI-USE RECREATION TRAILS

Trails play a significant role as recreational corridors and amenities in Carrabassett Valley. Trails include mountain biking and hiking trails, water trails, Nordic ski trails, ATV and snowmobile trails. They are used for adaptive sports, fitness, hiking and running, paddling, and as a means of active transportation.

### TOWN-OWNED AND MANAGED TRAILS

#### Narrow Gauge Pathway

The Narrow Gauge Pathway is a non-motorized, four-season, multi-use trail that follows the eastern banks of the scenic Carrabassett River, providing splendid views and picnicking along the way. Trail entrances are located at the Town Park, the Airport Trailhead, Campbell Field and the Stratton Brook Hut Trailhead. At approximately 6.6 miles long, the trail has a gentle grade that increases upstream from the Carrabassett Valley Town Office. In the winter, the trail is groomed for both classic and skate style cross-country skiing and is available for skiing, snowshoeing, walking and winter biking. A group of volunteers from the Carrabassett Region mountain bike club also groom adjacent single-track trails for winter fat tire biking.

The Narrow Gauge Pathway also serves as an extension of the Maine Huts & Trails (MH&T) system connecting the Poplar Stream and Stratton Brook Huts in Carrabassett Valley. There is also a trail connection between the Outdoor Center and the Narrow Gauge.



Above: Narrow Gauge Pathway. Images courtesy of Tom Cromwell.

While it was a rough unmaintained trail in 2000, the Narrow Gauge Pathway was significantly improved in 2003, with financial help from the State of Maine Department of Transportation. The original historic railroad tracks were laid in 1894 to transport timber, passengers, and freight. The portion utilized by the Narrow Gauge Pathway was abandoned in 1927. Part of the land is owned by Penobscot Nation and part is owned by Sugarloaf. The Town voted in 2001 to improve the railbed into an improved non-motorized trail but thru considerable discussion decided to keep the pathway unpaved and the Town has a deeded easement with the Penobscot Nation (first obtained from Dead River Company) to keep the trail as a non-motorized recreational pathway. The improved recreational trail extended from the Town Office, up Huston Brook Road, across Huston Brook, up the old Railbed for about 4 miles and then crossed the Carrabassett River to the newly created trailhead parking lot on Campbell Field Road.

Around 2007, with an easement from Sugarloaf, the improved trail along the old railbed was extended west to near Bigelow Station with a new bridge crossing the North Branch of the Carrabassett River and up to intersect with ME Route 16/27 and has since joined a side link to what is now the MH&T Stratton Brook Trailhead. The Town's trailhead at Campbell Field interconnects to the extensive trail system located on the Town's public lot (Outdoor Center) and Sugarloaf lands.

There have been four major floods over the last 12 years, two of which happened in 2023. These floods wiped out the original Campbell field bridge twice and in 2018 a substantial and well-designed new bridge was built. In 2011, the multi-purpose Munzer Recreational Bridge was constructed on the lower portion of the Narrow Gauge Pathway which is accessed from the Airport trailhead. These bridges were built to accommodate trail grooming equipment and the Munzer Bridge was built to accommodate snowmobiles for access to nearby snowmobile trails. Land and Water Conservation Grant funds and some funding from the J.V. Wing Snowmobile Club helped fund the Munzer bridge. F.E.M.A. funding helped replace the heavily used Campbell Field bridge.

## **Public Town Lots**

The 'Town Public Lot' consists of the Crockertown Lot (1,203 acres purchased in August of 2000, formerly called the "State Lot") and the Jerusalem Lot (930 acres, formerly called the "Town Lot"). Combined, the two original lots represent 2,133 contiguous acres. The Jerusalem Lot became a public asset of the Town when the Town incorporated in 1972. When the Town annexed the then Unorganized Territory of Crockertown in 1974 the State maintained ownership of the "State Lot" (Crockertown Lot) until the Town purchased the lot from the State in the year 2000. The "State Lot" contains deed restrictions that limit the amount of development to 25 contiguous acres (including the existing developed area). The lots are currently part of the Outdoor Center property and are being used for cross-country skiing, snowshoeing, mountain biking, hiking, and to some extent, hunting.

In 2020, the Town purchased the 222-acre "Jones Public Lot" in the southern part of the Town. This lot is subject to a conservation easement for non-motorized trail use, forest management, trail use and conservation. Further development and management of this public lot is underway.

The Town's Public Lot Forestry Committee provides management advice with the Town's Forestry Management Consultant to ensure that forest management and timber harvesting on the Town's public lots is sustainable. There are many options to consider such as recreational opportunities, watershed protection, wildlife management, sustainable forestry, fire risk management, and generating revenue.

Over the past twelve years an extensive mountain bike trail system has been built on the Outdoor Center Public lot. Additionally in more recent years, over fifty-five wooden trail bridges have been replaced with more substantial, permanent and less flood prone structural modular concrete panel bridges. Funding for this extensive investment has come from reinvestment of sustainable timber harvesting on the public lot.

## TRAILS ON CONSERVED LAND

### Bigelow Mountain Preserve Trails

Located in Western Maine, just east of the village of Stratton and 40 miles north of Farmington, Bigelow Preserve includes over 36,000 acres of public land. The preserve encompasses the entire Bigelow Range, which includes seven summits. Abutting the Bigelow Preserve, a small portion of public reserved land which belongs to Maine Bureau of Parks and Lands (MBPL) is located in Carrabassett Valley. There are 55 miles of snowmobile and ATV trails within the Bigelow Land Preserve. These trails are also part of “The Black Fly Loop,” a vast network of 134 miles of trails considered to be the widest variety of riding in the East.

While these trails are no longer accessible within the eastern half of Carrabassett Valley, town residents and visitors can access the Bigelow trails by driving to entrances outside of Town. The town is working on improving their relationship with the PN and hopeful for easier access in the future.

The Town continues to financially assist the J.V. Wing Snowmobile Club in their maintenance of the Bigelow trails and Caribou Pond and Stratton Brook region trails through annual Town appropriations. The Club grooms the 10-foot-wide trails, carries out trail improvements throughout the year, and promotes safe snowmobiling in the area. Membership dues and all income from sled storage rental spaces also contribute to the club’s trail maintenance efforts.

### Appalachian Trail

Approximately 10 miles of the Appalachian Trail winds through the eastern region of the town of Carrabassett Valley, including the western slope of Sugarloaf Mountain and side trail to the second highest summit in Maine, North and South Crocker Mountains, and Stoney Brook Mountain. The Town occasionally collaborates with the Appalachian Mountain Club (AMC) and many local volunteers help to maintain the trails.

## OTHER POPULAR TRAILS

There are many other trails in the area. A couple of the popular trails include:

- Burnt Mountain Trail: a 2.5-mile hiking trail that can be used to access glades skiing in the winter.
- Maine Huts & Trails: a 35-mile network of well-built hiking and groomed cross-country skiing trails that connect overnight lodges huts with shared bunkrooms serve meals.

## GENERAL TRAIL DEVELOPMENT AND MAINTENANCE

The development of interconnecting trails for biking, hiking, cross-country skiing, snowmobiling, and ATVing has been a long-standing goal of the community. In 2005-2007, the Town received grants to start a trail network and a Carrabassett Valley Region chapter of the New England Mountain Bike Association (CR-NEMBA) was started with lots of enthusiasm from local residents. There is a collaboration among the Town of Carrabassett Valley, Sugarloaf, CR-NEMBA, Maine Huts & Trails, and the Carrabassett Valley Trails Committee on general trail management, development, expansion, maintenance, and funding. They also collaborate with the State on State-owned land. The Town oversees general maintenance of the Narrow Gauge Pathway, and the Snowmobile and ATV clubs manage vegetation maintenance and water crossing improvements on their trail system respectively.

## PUBLIC ACCESS TO WATER

### ***Carrabassett Valley River***

The Carrabassett River is accessible via several DOT-maintained pullouts along the 20 miles of Route 27 that runs between Kingfield and the Sugarloaf Access Road. Riverside Park is another access point to several swimming holes.

### ***West Mountain Falls***

West Mountain Falls is very popular trail and waterfall destination located upstream from the Sugarloaf Golf Club on the South Branch of the Carrabassett River. The entrance to the 0.5-mile trail leading to the Falls is on the left-hand side of the road when approaching the club's parking lot. Several short paths disperse from the main trail towards the riverbank where there are many spots for exploring, picnicking, swimming, or wading.

### ***Flagstaff Lake***

Carrabassett Valley residents and visitors can access nearby Flagstaff Lake from a municipal boat launch in Eustis or a State of Maine-maintained public boat landing at Long Falls Dam off of Long Falls Dam Road in North New Portland.



*Above: Maine Huts and Trails map of trails, huts, and water access points. Mountain Biking trail. Images courtesy of MH&T and Tom Cromwell.*

## LOCAL & REGIONAL RECREATION ORGANIZATIONS

The Town of Carrabassett Valley collaborates with the following local recreation organizations:

- **Carrabassett Region New England Mountain Biking Association (CR-NEMBA):** CR-NEMBA is a non-profit organization dedicated to the building and maintenance of a sustainable mountain bike trail network in Carrabassett Valley and surrounding areas. The group also promotes the use of its trails and strives to cultivate an inclusive mountain bike community in the area. They work closely with land managers and stakeholder organizations to gain and preserve access to the trails they build and maintain.
- **Carrabassett Valley Outdoor Association (CVOA):** CVOA started out as a litter patrol. Today, with more than 1000 members, CVOA is recognized as a leader for its dedicated efforts to protect outdoor heritage, create recreational opportunities, and organize outdoor activities. Activities include an annual ski trip out west, international, and other distant resorts, camping outings to Baxter, Acadia and a coastal island, fishing trips, day hikes, waterfall tours, canoe trips, moonlight snowshoe hikes, and dinner dances. They also maintain one of the best pistol and shooting ranges in the State, stock a trout pond for catch and release fishing, and perform maintenance on the Appalachian Trail and other hiking trails.
- **Maine Outing Club:** The Maine Outing Club is one of the largest student organizations at the University of Maine. The group organizes outdoor adventures from hiking and canoeing to rock climbing and skiing. Members actively maintain an 11-mile section of the Appalachian trail in northern Maine, and own a rustic cabin behind Hugs Restaurant at the base of Sugarloaf for member access on land leased by the Town.
- **Maine Huts & Trails:** Maine Huts offers over 80 miles of free, year-round, multi-use trails in the Northwestern Maine mountains. Thanks to generous land owners and donors, Maine Huts continues to ensure public access to remote and special places to all for generations to come. In the winter, the trails provide a curated backcountry experience for skiers, snowshoers, and fat bikers. In the summer, the trail network expands to welcome hikers, mountain bikers, and trail runners. Maine Hut Trails connect to the Appalachian Trail, Bigelow Range, miles of mountain biking trails, and more.
- **Carrabassett Valley ATV Club:** The Carrabassett Valley ATV Club was formed in 2010 to pick up maintenance and development for a 21-mile network of trails that was previously maintained by clubs in Kingfield and Stratton. Since that time the club has grown to as many as 50 members and the trail network has expanded to 25 miles. The Club also works closely with the J.V. Wing Snowmobile Club with whom it shares a number of trails. Using membership funds and state, county and local grants, the club has undertaken annual trail improvement programs with a combined total of nearly \$60,000 involving a thousand or more volunteer manpower hours. The network continues to join ATV club trails north and south of Carrabassett Valley and is a vital link in the 139-mile Moose Loop connecting seven ATV clubs in northern Franklin County.
- **JV Wing Snowmobile Club:** Formed in 1987, the JV Wing Snowmobile club maintains over 55 miles of trails in the Carrabassett Valley area, including trails on and around Sugarloaf Ski Resort and the Bigelow and Popular Mountain ranges, and the Black Fly Loop. The Club grooms the trails with a BR-400 Bombardier snowcat and a PistenBully Trail groomer and continuously works on trail improvements throughout the year. The Club is 100% affiliated with the Maine Snowmobile Association.
- **Sugarloaf Ski Club:** The Sugarloaf Ski Club has been an integral part of Sugarloaf Mountain since cutting

the first trail on the mountain back in 1950. After more than 70 years, the club is still a vibrant and active member of the Sugarloaf community. The mission of the Club is to provide the opportunity for all youth to participate and excel in skiing and snowboarding, promote community building events, support competition, and preserve the history and heritage of the mountain.

## **SUSTAINABILITY & CLIMATE CHANGE**

According to the Maine Climate Office and Union of Concerned Scientists (UCS), Maine's statewide mean annual temperature has increased by 3°F since 1895, far outpacing the global average of 1.5°F. Maine's seasonal average temperatures are projected to rise 10-13°F in winter and 7-13°F in summer by late-century. Extreme heat days over 90°F are expected to be two to four times more frequent by 2050.

The Climate Office and UCS also indicates that Maine's annual precipitation has increased more than 6 inches since 1895, and extreme precipitation events (1 to 4 inches of rain or more) are becoming more frequent. Climate models predict that the Northeast will see a 20 to 30 percent increase in winter precipitation, with less precipitation falling as snow and more as rain.

**Winter Snowpack.** As temperatures continue to rise and weather is becoming less predictable, it is becoming more difficult for resorts such as Sugarloaf to provide a consistent and reliable snow cover for their clientele. Warming temperatures are leading to more rainfall, less snowfall, melting snowpack, and changes in snow consistency on Sugarloaf Mountain as well the wide network of snowshoe, winter biking, snowmobile, and cross-country trails in the area. While a warming climate makes ski resorts more dependent on snow making, snowmaking also depends on temperatures staying below 28 degrees F.

Increasing dependence on snowmaking will compel higher expenditures. Meanwhile, the unpredictability of snowfall will also obscure efforts to plan and invest in the infrastructure needed to run the resort and facilities. Making matters worse, a shortened ski season will lead to a further reduction in revenue. Models predict that by the year 2080, the ski season in Maine will be shortened by one month (under a high emissions scenario) or by two weeks (under a low emissions scenario).

**Summer Rainfall.** The drastic increase in rainfall also impacted Riverside Park which lost three weeks of pool use out of its short 12-week operation schedule in 2023. The persistence of rainy days meant fewer visitors came to enjoy the golf course and hiking and mountain biking trails. The decrease in tourism affected the local economy, with observably reduced patronage at restaurants.

**Flooding.** Flooding is becoming a major problem in Carrabassett Valley. In the past 12 years, the Town has experienced four floods, two of which have cut off access to Route 27 for more than a day without heavy earthwork and caused millions of dollars in damages. Most recently, in May and December 2023, heavy rainfall caused flooding along the Narrow Gauge Pathway, causing damage including eroding riprap and parts of the trail. These floods also squandered a summer of trail building.

**Heatwaves / Drought.** Rising temperatures also have an impact on summer activities such as swimming, hiking, biking, golfing, and outdoor camp activities. Higher temperatures can cause dehydration and heat stroke and are particularly dangerous for younger and older populations and pets. While rainfall is a major challenge, periods of drought are also becoming more frequent. The region experienced a drought during the summer of 2022.

**Infrastructure.** The increased frequency and intensity of extreme weather events (downpours, floods, heat waves, drought, and high winds) will also decrease the functionality and resiliency of made-made infrastructure such as trails, roads, bridges, culverts, chairlifts, and recreation facilities.

**Natural Habitats.** Climate changes and extreme weather also reduces the resiliency of the fragile natural habitats and ecosystems that surround and support recreational activities in Carrabassett Valley. Changes in temperature, precipitation, and snow cover affect wildlife and plant life, which can have a ripple effect on the entire ecosystem. For instance, increased rainfall is causing trees in the area to uproot and fall, making activities such as hiking, biking, ATVing, snowmobiling, and alpine and cross-country skiing more hazardous. Fallen trees can obstruct trails and lead to further soil disturbance and potentially erosion, and thus and an increased need for added trail maintenance.

**Climate Migration.** Warmer temperatures and other climate impacts are impelling people to move north to places like Maine, Vermont, and New Hampshire. As the local population in Carrabassett Valley inevitably grows in terms of both residents and visitors, there will be growing pressures on recreation facilities, services, roads, and the natural environment that supports these activities. A growing population and demand on resources will likely increase home values and general living costs as well. It also creates an opportunity for the Town to increase economic revenue and to improve and expand its offerings.

**Economic & Administrative Pressures.** All of these growing environmental threats are not only putting pressure on the local economy but they will need to be considered in future planning for the repair, fortification, construction, and management of recreation trails, facilities, and services.



*Above: Carrabassett River. Image courtesy of Tom Cromwell.*

## CONSERVED LAND

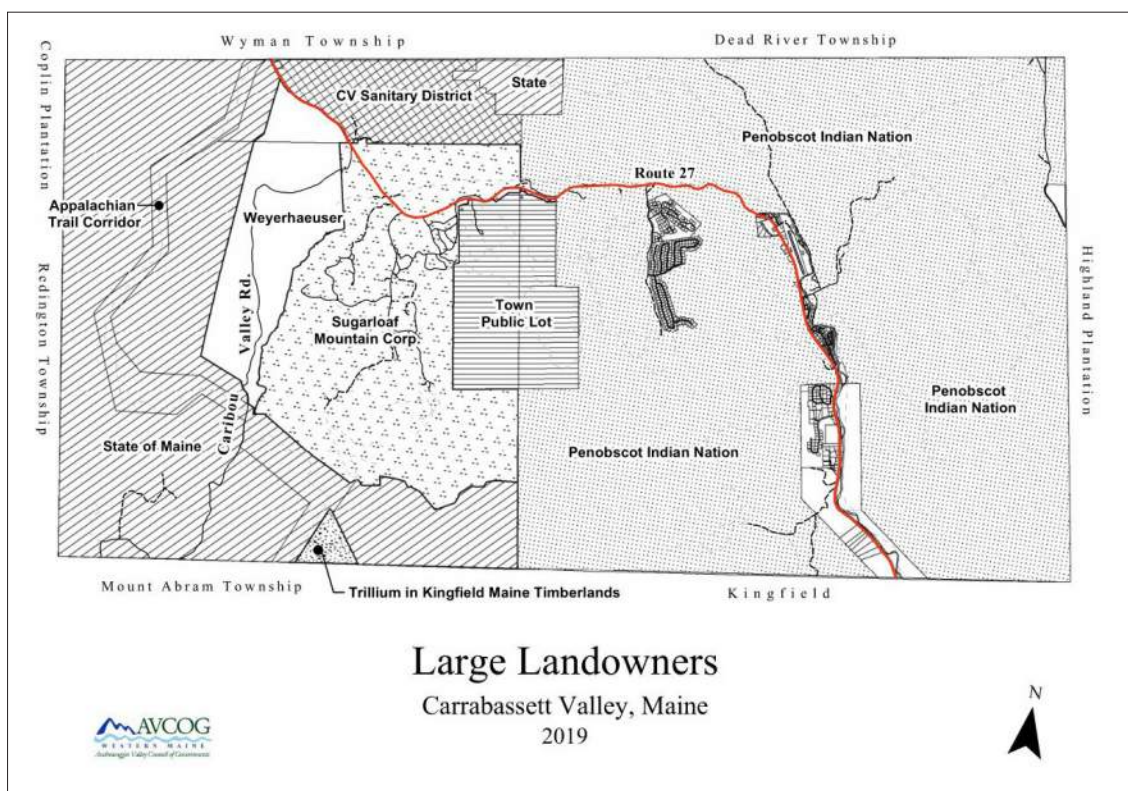
The Town of Carrabassett Valley is home to approximately 13,500 acres of conserved land, located mostly in the western region of the town, and in the center of town. The Penobscot Nation also owns 24,000 acres of land, nearly one-half of the total 54,000-acre land base in the town. Their lands are predominately undeveloped and primarily managed for timber harvesting.

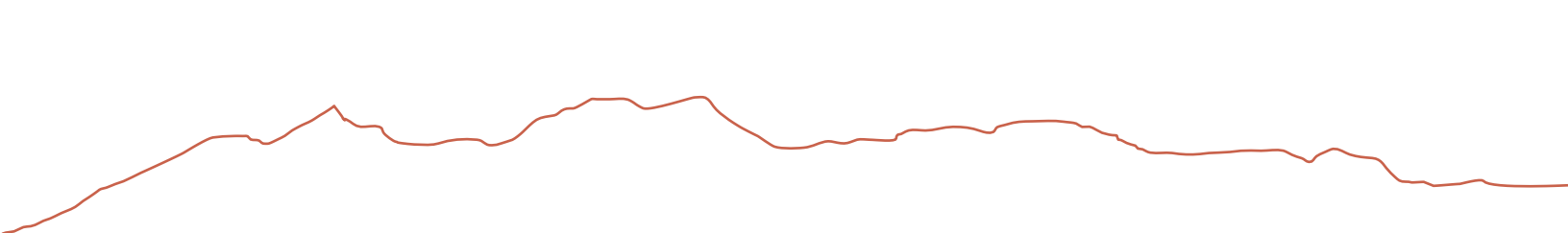
**Municipal Land.** The Town of Carrabassett Valley owns 2,105 acres of conserved public land in the center of town (Town Public Lot) and 220 acres of land along the Carrabassett River in the eastern side of Town.

**State Land.** The Maine Bureau of Parks and Lands owns and manages 399 acres of Public Reserved land in the north of town abutting the Bigelow Preserve known as the Height of Land Farm block. They also manage 9,000 acres of conserved public land in the western mountain region of town (the Crocker Mountain Unit). The Trust for Public Land facilitated the acquisition of the Crocker Mountain Unit in 2013, by securing the opportunity to acquire the property and leading the effort to raise the acquisition funds. Additional funding came from the Land for Maine's Future (\$650,000), Town of Carrabassett Valley and over 100 private donors, including the Open Spaces Institute's Transborder Land Protection Fund.

**Federal Land.** The US National Park Service owns 1,693 acres of conserved land that makes up the Appalachian Trail Corridor.

**Penobscot Nation Land.** The Penobscot Nation owns 24,000 acres, almost one-half of the total land base in the town. The Penobscot Nation's land was transferred to them as "Fee Land" from Dead River Co. in 1980. Their land is largely undisturbed other than some forest management efforts and development of a few out-parcels for residential dwellings.





# ECONOMY

## KEY FINDINGS

- **The recreation economy continues to thrive in Carrabassett Valley and is an increasingly year-round economy.** According to the Outdoor Industry Association, in 2023 Maine’s outdoor recreation economy was 3.9% of the state GDP and \$3.3 billion in total outdoor recreation value added. Hotels, restaurants, and other food services make up over a quarter of all establishments in Carrabassett Valley. Compared to the Farmington Labor Market and the State of Maine, Carrabassett Valley’s economy is more dominated by recreation and tourism. There is room for a greater diversity of services and retail options that help provide balance between the tourism and year-round experience.
- **Changing climate patterns impact recreation tourism.** While the recreation tourism economy is thriving in Carrabassett Valley, the impacts of climate change, on snow sports in particular, pose a risk. Warming temperatures and a shrinking of the winter season suggests taking creative approaches to diversify the economy to balance out those future impacts on the local economy.
- **Sugarloaf Mountain Resort is the major employer in Carrabassett Valley and the number of businesses in town has increased.** Sugarloaf is indisputably the major employer in Carrabassett Valley. In addition to Sugarloaf, there are more businesses in Carrabassett Valley than there were ten years ago, paying more wages and a higher average weekly wage.
- **State employment data indicates that fewer people are employed in the two years following the pandemic.** There is a shared sentiment that businesses increasingly have trouble finding workers, and some community members feel this has risen since the pandemic, as despite the overall population increase, there were many younger working-age people who left the area during COVID. An increase the number of businesses and fewer people employed can indicate that a smaller number of people are doing more work, which could lead to burnout or higher staff turnover rates.
- **Housing and the economy are interlinked.** The majority of Carrabassett Valley residents in the work force work as private wage and salary workers in management, business, science, and arts occupations and sales and office occupations at a higher percentage than Franklin County and the State of Maine. As housing becomes increasingly unaffordable to the seasonal workforce and year-round workforce, the impact to the local economy intensifies. It is critical to think about the economy in terms of housing and vice versa. Coupling economic development with housing will help provide more stability in the long run.
- **Unemployment in Carrabassett Valley is low.** Over half of the Carrabassett Valley population 16 years and over is in the labor force and the unemployment rate is very low. Most people in the labor force drive alone to work. There is an expansion of shuttle options – there is a shuttle from Farmington in the winter and some talk of it going year-round – Western Maine Transportation runs the Sugarloaf Explorer (town kicks in \$\$ and the state kicks in \$\$) – the resort runs a parking lot shuttle.

## OVERVIEW

In Carrabassett Valley, the town economy is almost fully reliant on tourism related to recreation-based activities, due to several factors: the distance from any sizable markets, the lack of an available significant labor supply, and a limited transportation system. While it seems unlikely that the town will expand into new industries or pursue broader-based economic development, climate change and housing shortages pose risks to the outdoor recreation economy. Despite this, municipal and private investments have capitalized on the many local assets – namely the dramatic topography, scenery, forest resources, and cool climate.

This chapter inventories the local economy using several data sources – some of which capture the industries operating in the town of Carrabassett Valley and others that describe the employment occupations of Carrabassett Valley residents. These sources include The Maine Department of Labor Industry Employment and Wage datasets; the U.S. Census Bureau’s American Community Survey 5-year estimates datasets on workforce demographics, including income and occupations; and local sources of information regarding major employers and seasonal employment. Maine Department of Labor data is compiled from quarterly unemployment tax filings and provided quarterly and annually. This data represents industries in town. The U.S. Census Bureau datasets reflect the employment occupations of Carrabassett Valley residents surveyed through the American Community Survey and those workers may work in Carrabassett Valley or commute elsewhere.

## BACKGROUND & HISTORY

Carrabassett Valley was not always a vacation destination. Abundant timber and the swift moving Carrabassett River spawned a fledgling forestry industry. This timber fed several sawmills in the valley. In 1884, the Narrow Gauge Railroad services sawmills in Jerusalem, and by 1900, the Kingfield and Dead River Railroad had been built to serve sawmills at Bigelow Station, in Crockertown (the two communities that now comprise Carrabassett Valley). Nearly 100 people were employed in a saw mill at Bigelow Station, and a community flourished with a boarding house, homes, general store, train station, and a school house. This activity peaked before the depression. Forestry is still a crucial component of the region’s economy – there is a state-of-the-art sawmill in neighboring Stratton. While active wood harvesting still occurs, forestry has long been supplanted as the town’s largest industry.

The first recreational visitors were at Record’s Camps in Jerusalem. In 1937, the last section of the Appalachian Trail was completed from the Bigelow Range to Bigelow Station, continuing over Sugarloaf Mountain onto Oberton Stream. In 1949, the Sugarloaf Mountain Ski Club was starting the development of a ski area on Sugarloaf Mountain. A decade later, five surface lifts were carrying skiers up Sugarloaf, lodging was available, and the area’s recreation economy was underway. By 2000, Sugarloaf Mountain had become a year-round resort.

## RECREATION INDUSTRY: NATIONAL, STATE, AND LOCAL SCALE

Carrabassett Valley's economy is primarily focused on outdoor recreation and this industry plays a major role in the economy of Franklin County. According to the Outdoor Industry Association (OIA) – a national organization that studies and reports on the outdoor economy – in 2023, the outdoor recreation participant base grew by 4.1% to a record 175.8 million participants, which is 57.3% of all Americans aged six and older. Their 2024 trend report indicates that in 2023 the number of participants increased across demographics and activities as new, more casual participants began hiking, biking, camping, running, and fishing. In 2023, 7.7 million Americans tried one or more outdoor recreation activities for the first time. New and young outdoor recreation participants are driving growth and increased diversity in the outdoor recreation participant base, including increasing numbers of women, people of color, and seniors.

OIA publishes data for each state with the most recent year being 2022. According to OIA, in 2022 the Maine outdoor recreation economy contributed \$3.3 billion or 3.9% to the state Gross Domestic Product. The outdoor recreation industry provided 32,274 jobs, which is a 5.0% share of the state, with workers collectively earning \$1.5 billion dollars (3.1% of total state compensation).

In Carrabassett Valley the recreation industry is centered around winter sports (downhill skiing, cross-country skiing, snowshoeing, fat biking, ATV, snowmobiling, ice skating) and summer activities such as hiking, golf, fishing, and mountain biking. Summer outdoor recreation is on the rise in Carrabassett Valley, particularly with the expansion of mountain biking trails and increasing interest in the sport. Sugarloaf Mountain Resort and the Golf Club are major recreation destinations, drawing visitors from around the United States and abroad. The extensive and expanding trail network is also a draw in the summer. While activities like skiing and golf do have associated user fees, other recreational activities on public land such as hiking and biking do not have direct fees. Instead, those visitors participating in hiking, biking, and fishing, for example, bolster local businesses such as restaurants, grocery stores, motels, AirBnBs, gas stations, and repair shops.

## INDUSTRY PROFILE AND COMPARISONS

According to the Maine Department of Labor, in 2022 there were 49 establishments and an average of 787 persons employed. The total wages reported were over \$31 million with an average weekly wage of \$759. Over a quarter of these establishments fell into the Accommodation and Food Services category (26.5%), which according to the Census “comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.” The next highest categories include Professional, Scientific, and Technical Services (12.2%), Construction (10.2%), and Administrative and Support and Waste Management and Remediation Services (10.2%). This data appears consistent with the prominence of Sugarloaf Mountain Resort, the Outdoor Center, and other outdoor recreation opportunities in Carrabassett Valley and the accommodation and restaurant industry that serve visitors and residents who partake in outdoor recreation.

**Table 1: Industry Profile: Establishments, Average Employment, and Wage Data, Town of Carrabassett Valley (2022)**

*Source: Maine Department of Labor*

| Sectors                                                                  | Establishments | Percent | Avg. Employment | Total Wages  | Average Weekly Wage |
|--------------------------------------------------------------------------|----------------|---------|-----------------|--------------|---------------------|
| Total, All Industries                                                    | 49             |         | 787             | \$31,062,346 | \$759               |
| Construction                                                             | 5              | 10.2%   | 15              | \$981,358    | \$1,258             |
| Retail Trade                                                             | 3              | 6.1%    | 30              | \$876,633    | \$557               |
| Information                                                              | 3              | 6.1%    | 4               | \$328,174    | \$1,429             |
| Professional, Scientific, and Technical Services                         | 6              | 12.2%   | 39              | \$2,311,719  | \$1,135             |
| Administrative and Support and Waste Management and Remediation Services | 5              | 10.2%   | 6               | \$300,511    | \$977               |
| Accommodation and Food Services                                          | 13             | 26.5%   | 250             | \$5,543,546  | \$426               |

Maine Department of Labor does not consistently report the individual industry categories for Carrabassett Valley each year but it is possible to look at the total establishments over time. The following table shows the total establishments, average employment, total wages, and average weekly wage from 2013 – 2022. As shown in the table below, the number of establishments has increased from 35 to 49 in the last ten years. The average employment peaked in 2019 and then decreased slightly in 2020 – 2022 due to the impact of the pandemic. Total wages rose significantly overall between 2013 – 2022 from \$17.8 million to over \$31 million, with some minor fluctuation between the years. Similarly, average weekly wages grew between 2013 – 2022 from \$429 to \$759.

**Table 2: Average Employment by Quarter, Town of Carrabassett Valley, 2022***Source: Maine Department of Labor*

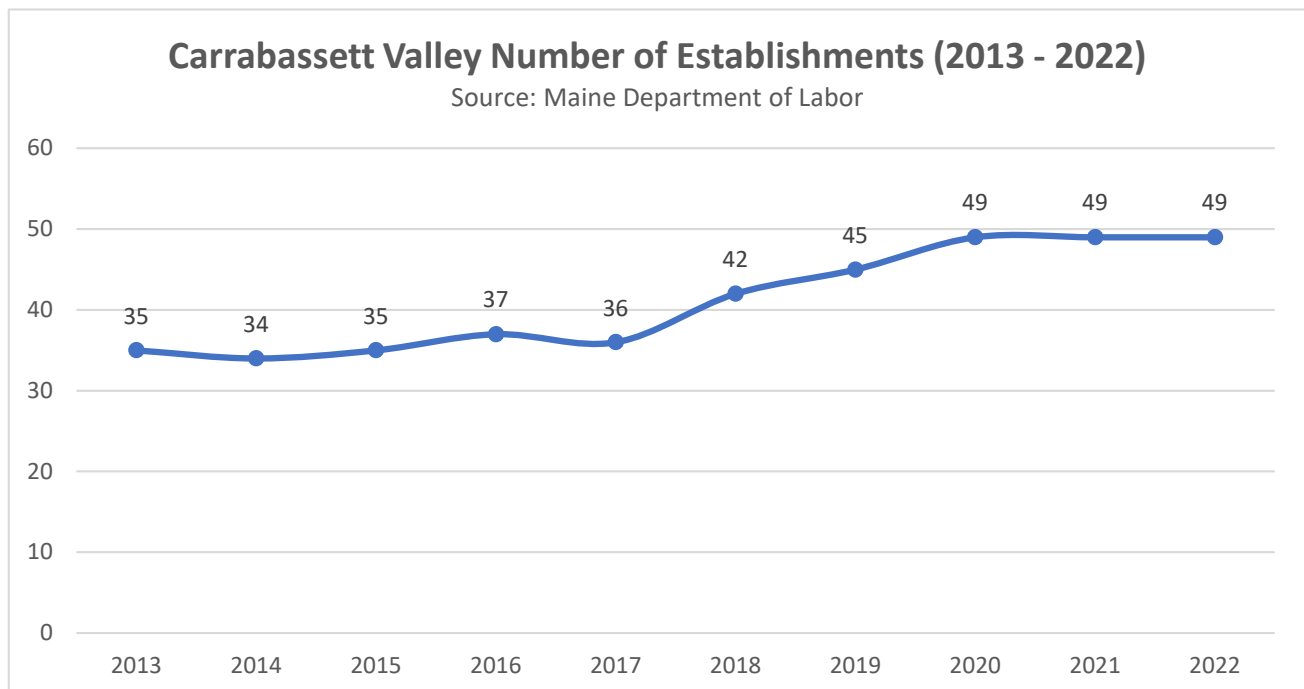
|                                                                          | Jan - Mar | April - Jun | July - Sept | Oct - Dec |
|--------------------------------------------------------------------------|-----------|-------------|-------------|-----------|
|                                                                          | Q1        | Q2          | Q3          | Q4        |
| Total, All Industries                                                    | 830       | 629         | 614         | 1,074     |
| Construction                                                             | 17        | 16          | 14          | 14        |
| Retail Trade                                                             | 31        | 26          | 27          |           |
| Information                                                              | 4         | 4           | 4           | 5         |
| Real Estate and Rental and Leasing                                       | 19        | 18          |             | 27        |
| Professional, Scientific, and Technical Services                         | 42        | 43          | 41          | 31        |
| Administrative and Support and Waste Management and Remediation Services | 6         | 7           | 7           | 4         |
| Accommodation and Food Services                                          | 263       | 192         | 183         | 363       |

As shown in 2022 data from the Maine Department of Labor, employment at Carrabassett Valley establishments peaks in the winter months, with the late fall and winter season showing the largest average employment numbers.

**Table 3: All Industries (2013 – 2022), Town of Carrabassett Valley***Source: Maine Department of Labor*

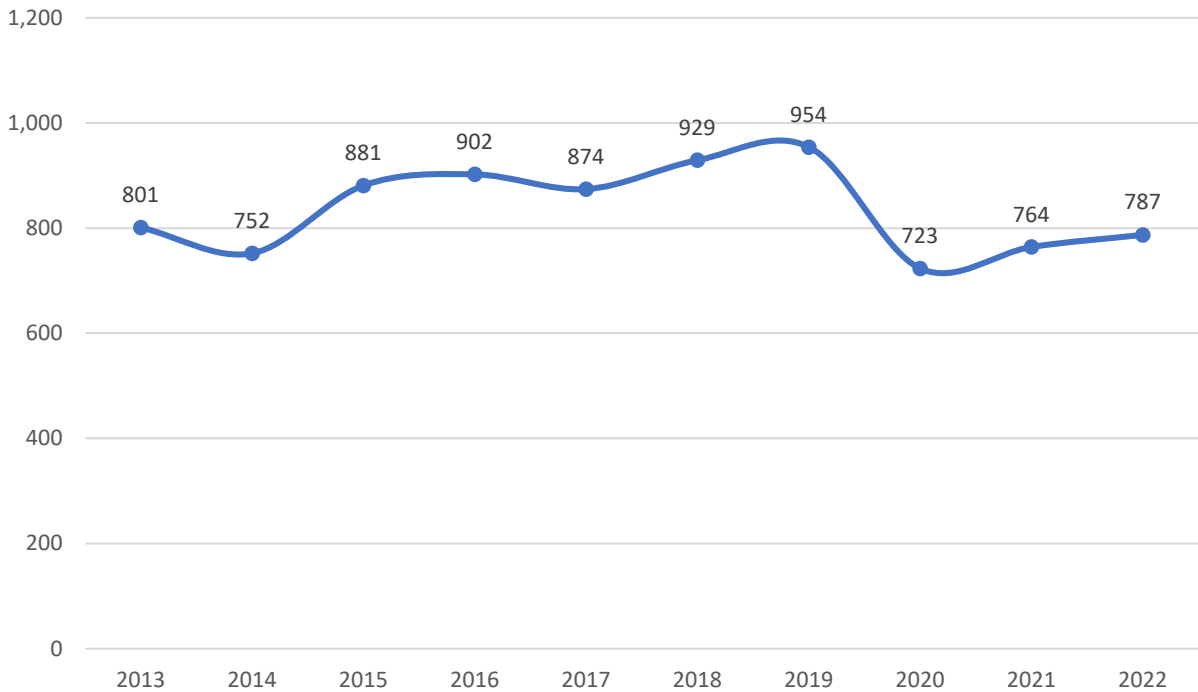
| Year | Establishments | Average Employment | Total Wages  | Average Weekly Wage |
|------|----------------|--------------------|--------------|---------------------|
| 2013 | 35             | 801                | \$17,820,382 | \$428               |
| 2014 | 34             | 752                | \$17,457,136 | \$446               |
| 2015 | 35             | 881                | \$18,314,514 | \$400               |
| 2016 | 37             | 902                | \$18,109,860 | \$386               |
| 2017 | 36             | 874                | \$20,129,992 | \$443               |
| 2018 | 42             | 929                | \$21,457,464 | \$444               |
| 2019 | 45             | 954                | \$21,559,029 | \$434               |
| 2020 | 49             | 723                | \$20,112,129 | \$535               |
| 2021 | 49             | 764                | \$23,775,911 | \$598               |
| 2022 | 49             | 787                | \$31,062,346 | \$759               |

The following graphs chart the data reflected in the table above.



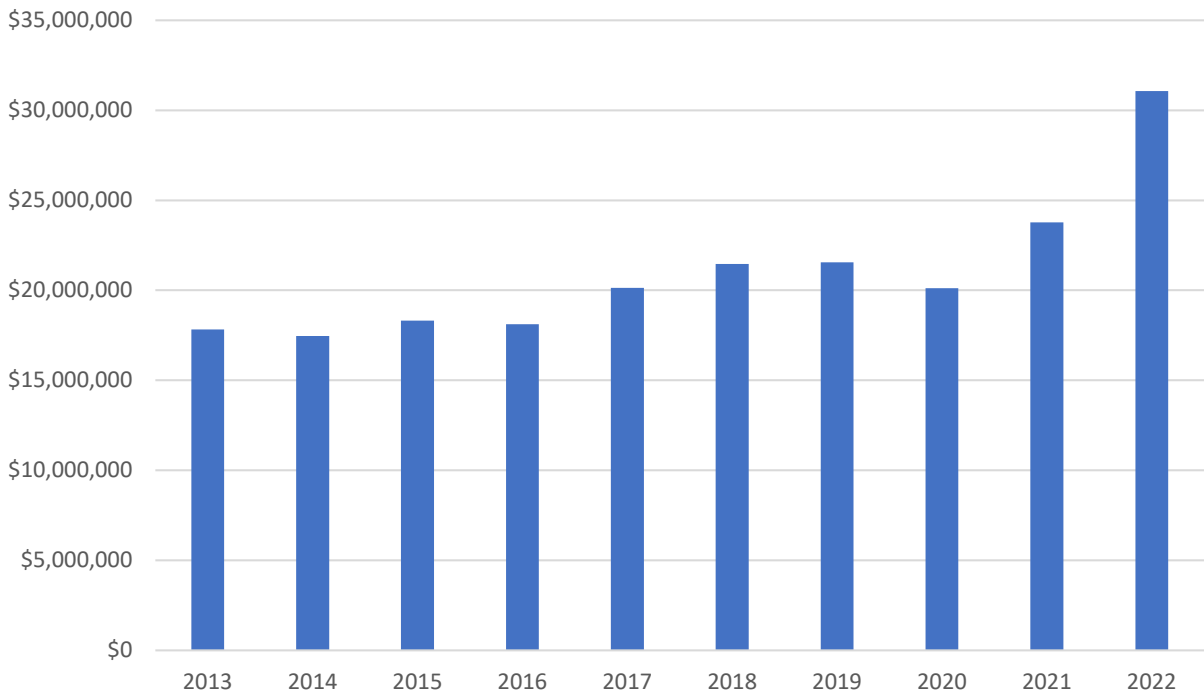
### Carrabassett Valley Average Employment (2013 - 2022)

Source: Maine Department of Labor



### Carrabassett Valley Annual Total Wages (2013 - 2022)

Source: Maine Department of Labor



### Carrabassett Valley Average Weekly Wage (2013 - 2022)

Source: Maine Department of Labor

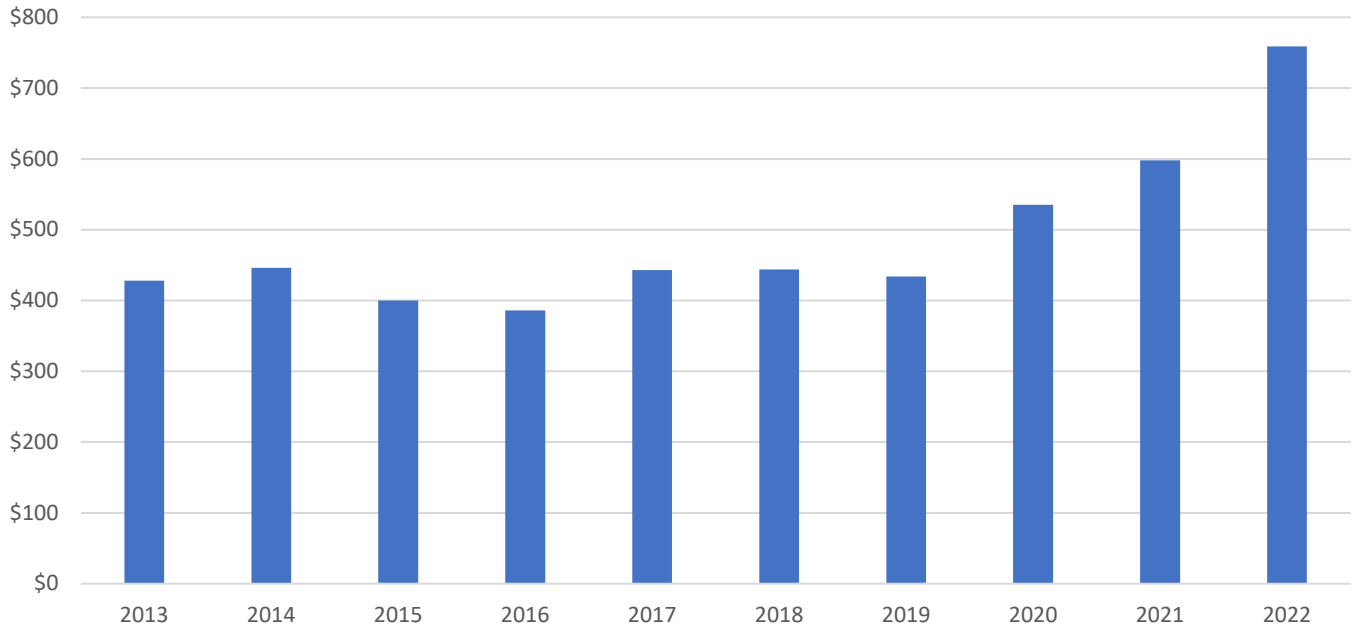
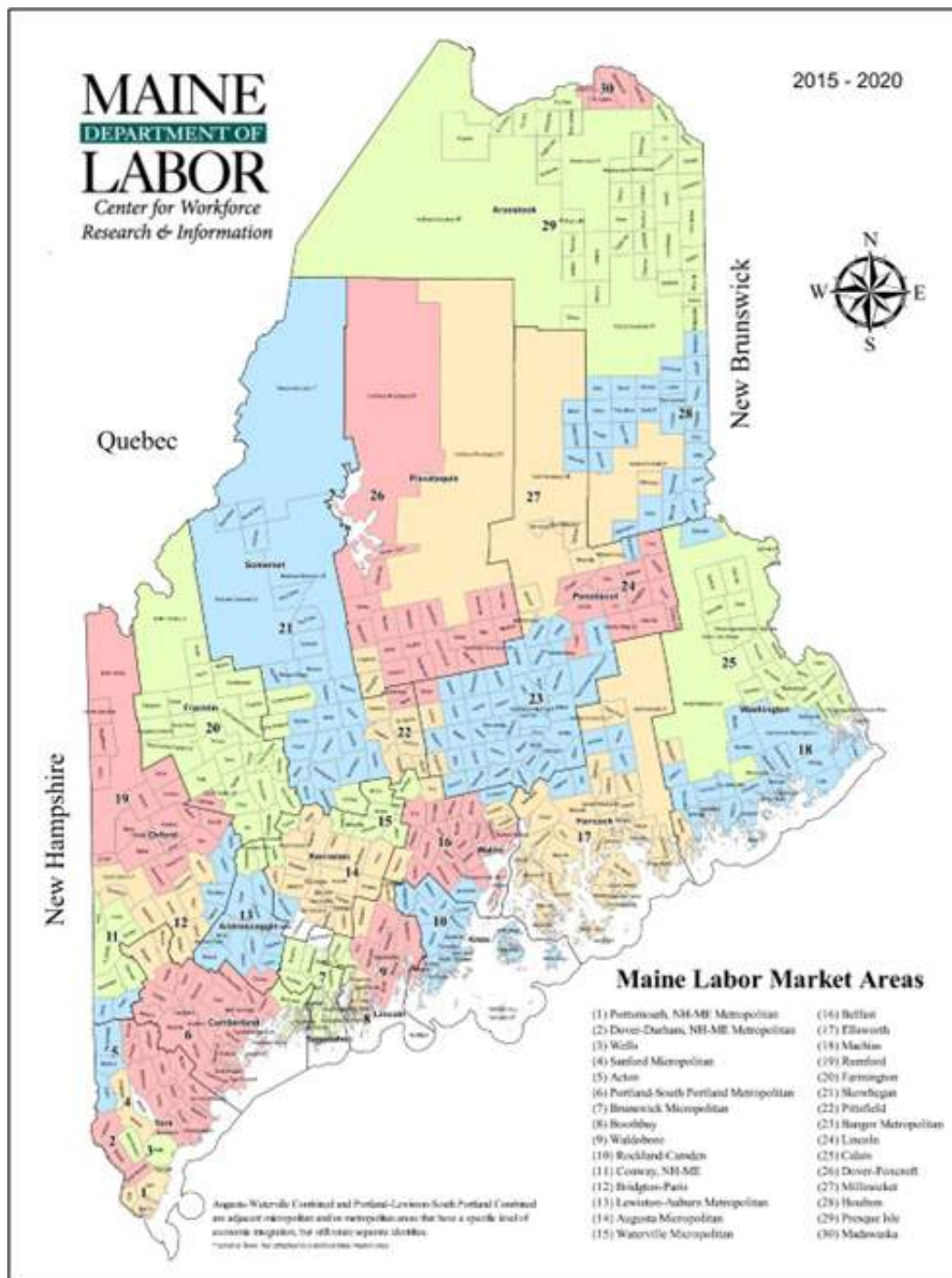


**Table 4: Industry Profile and Changes, Farmington, Maine Labor Market Area (2013 – 2022)***Source: Maine Department of Labor*

| Sectors                                                                  | 2022 | 2021  | 2020    | 2019    | 2018    | 2017    | 2016    | 2015    | 2014    | 2013    | % Change |
|--------------------------------------------------------------------------|------|-------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| Agriculture, Forestry, Fishing and Hunting                               | 4.1% | 4.3%  | 4.2%    | 3.8%    | 3.7%    | 3.8%    | 3.7%    | 3.7%    | 3.5%    | 3.3%    | 24.9%    |
| Utilities                                                                | 1.9% | 1.9%  | 1.8%    | 1.8%    | 1.9%    | 1.7%    | 1.7%    | 1.7%    | 1.7%    | 1.8%    | 5.8%     |
| Construction                                                             |      | 14.0% | 13.4%   | 13.2%   | 13.4%   | 12.0%   | 12.0%   | 12.2%   | 12.7%   | 12.7%   | 12.5%    |
| Manufacturing                                                            | 3.3% | 3.5%  | 3.6%    | 3.6%    | 3.7%    | 3.9%    | 3.6%    | 3.5%    | 3.3%    | 3.3%    | -0.1%    |
| Wholesale Trade                                                          | 3.0% | 3.1%  | 3.3%    | 3.4%    | 3.8%    | 3.6%    | 3.8%    | 3.7%    | 3.8%    | 3.8%    | -21.1%   |
| Retail Trade                                                             |      | 14.0% | 14.8%   | 15.6%   | 16.0%   | 15.7%   | 15.9%   | 16.2%   | 16.8%   | 16.4%   | -17.1%   |
| Transportation and Warehousing                                           | 5.2% | 5.4%  | 5.1%    | 5.4%    | 5.5%    | 5.1%    | 5.1%    | 4.8%    | 4.8%    | 4.5%    | 14.7%    |
| Information                                                              | 1.6% | 1.4%  | 1.3%    | 1.2%    | 1.0%    | 0.9%    | 1.2%    | 1.4%    | 1.2%    | 1.1%    | 45.7%    |
| Finance and Insurance                                                    | 2.9% | 3.1%  | 3.1%    | 3.0%    | 3.1%    | 3.6%    | 3.9%    | 3.9%    | 3.9%    | 4.4%    | -34.9%   |
| Real Estate and Rental and Leasing                                       | 3.1% | 3.0%  | 2.8%    | 2.8%    | 2.9%    | 2.5%    | 2.5%    | 2.7%    | 2.8%    | 3.0%    | 3.8%     |
| Professional, Scientific, and Technical Services                         | 8.3% | 7.4%  | 6.7%    | 5.9%    | 5.4%    | 5.6%    | 5.3%    | 5.5%    | 6.0%    | 6.2%    | 35.1%    |
| Management of Companies and Enterprises                                  | 1.2% | 1.1%  | 0.7%    | 0.9%    | 0.8%    | 0.3%    | 0.4%    | no data | no data | 0.4%    | 227.8%   |
| Administrative and Support and Waste Management and Remediation Services | 5.9% | 6.2%  | 6.2%    | 6.2%    | 5.6%    | 5.1%    | 5.3%    | 4.5%    | 4.5%    | 4.2%    | 39.9%    |
| Educational Services                                                     | 2.9% | 2.7%  | 2.7%    | 2.7%    | 2.3%    | 2.3%    | 2.3%    | 2.3%    | 2.3%    | 2.3%    | 22.4%    |
| Health Care and Social Assistance                                        | 7.9% | 8.1%  | 8.6%    | 9.1%    | 8.7%    | 11.3%   | 9.1%    | 8.7%    | 8.9%    | 8.7%    | -8.8%    |
| Arts, Entertainment, and Recreation                                      | 2.1% | 2.1%  | no data | no data | no data | no data | no data | no data | no data | no data | n/a      |
| Accommodation and Food Services                                          | 9.9% | 10.0% | 10.3%   | 10.1%   | 10.3%   | 10.1%   | 10.1%   | 9.7%    | 10.0%   | 10.1%   | -2.1%    |
| Other Services (except Public Administration)                            | 5.2% | 5.3%  | 5.4%    | 5.4%    | 6.0%    | 6.2%    | 8.2%    | 8.6%    | 7.1%    | 7.4%    | -30.3%   |
| Public Administration                                                    | 3.7% | 3.6%  | 3.8%    | 3.9%    | 3.9%    | 3.8%    | 3.8%    | 4.0%    | 4.1%    | 4.3%    | -14.5%   |

The table above lists the industry sectors in the Farmington Labor Market Area, which consists of the following towns according to the Maine Department of Labor: Avon, Carrabassett Valley, Central Somerset Unorganized Territory, Chesterville, Coplin Plantation, Dallas Plantation, East Central Franklin Unorganized Territory, Eustis, Farmington, Fayette, Industry, Jay, Kingfield, Livermore, Livermore Falls, New Portland, New Sharon, New Vineyard, North Franklin Unorganized Territory, Phillips, Rangeley, Rangeley Plantation, Sandy River Plantation, South Franklin Unorganized Territory, Strong, Temple, Vienna, Weld, West Central Franklin Unorganized Territory, Wilton, and Wyman Unorganized Territory.



This table shows the percentage of establishments in those sectors each year between 2013 and 2022, along with the percent change in that time period. Note that the “Arts, Entertainment, and Recreation” sector (NAICS code 71) appears to be added in 2021. According to the U.S. Bureau of Labor Statistics this sector is part of the “Leisure and Hospitality” supersector and “includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests. Some establishments that provide cultural, entertainment, or recreational facilities and services are classified in other sectors.”

While the Maine Department of Labor does not produce data for each sector every year at the Carrabassett Valley scale, it is interesting to note that in 2022 within the Farmington Labor Market Area the predominant sectors include Construction (14.3%), Retail Trade (13.6%), and Accommodation and Food Services (9.9%). Significant increases the last ten years occurred in the Management of Companies and Enterprises sector (227.8%), the Information sector (45.7%), and the Administrative and Support and Waste Management and Remediation Services sector (39.9%). Decreases occurred in the Finance and Insurance sector (-34.9%) and the Other Services (except public administration) sector (-30.3%).

# MAINE INDUSTRY AND WAGES COMPARISON

**Table 5: Industry Profile, Establishments, Average Employment, and Wage Data, State of Maine (2022 Annual Report)**

*Source: Maine Department of Labor*

| Sectors                                                                  | Establishments | Percent | Avg. Employment | Total Wages      | Average Weekly Wage |
|--------------------------------------------------------------------------|----------------|---------|-----------------|------------------|---------------------|
| Total, All Industries                                                    | 62,098         | 100.0%  | 626,645         | \$36,432,122,893 | \$1,118             |
| Agriculture, Forestry, Fishing and Hunting                               | 1,741          | 2.8%    | 8,773           | \$385,659,468    | \$845               |
| Mining, Quarrying, and Oil and Gas Extraction                            | 37             | 0.1%    | 232             | \$15,358,795     | \$1,276             |
| Utilities                                                                | 285            | 0.5%    | 2,949           | \$254,445,968    | \$1,659             |
| Construction                                                             | 6,213          | 10.0%   | 35,026          | \$2,139,870,844  | \$1,175             |
| Manufacturing                                                            | 1,899          | 3.1%    | 60,513          | \$4,106,636,566  | \$1,305             |
| Wholesale Trade                                                          | 3,102          | 5.0%    | 19,487          | \$1,641,712,879  | \$1,620             |
| Retail Trade                                                             | 5,975          | 9.6%    | 80,125          | \$3,032,642,775  | \$728               |
| Transportation and Warehousing                                           | 1,903          | 3.1%    | 20,994          | \$1,167,253,411  | \$1,069             |
| Information                                                              | 1,346          | 2.2%    | 8,460           | \$616,054,314    | \$1,400             |
| Finance and Insurance                                                    | 2,314          | 3.7%    | 23,574          | \$2,261,703,782  | \$1,845             |
| Real Estate and Rental and Leasing                                       | 2,023          | 3.3%    | 7,790           | \$424,396,082    | \$1,048             |
| Professional, Scientific, and Technical Services                         | 8,780          | 14.1%   | 32,307          | \$2,948,747,577  | \$1,755             |
| Management of Companies and Enterprises                                  | 2,107          | 3.4%    | 15,279          | \$1,569,178,967  | \$1,975             |
| Administrative and Support and Waste Management and Remediation Services | 3,983          | 6.4%    | 29,832          | \$1,598,401,193  | \$1,030             |
| Educational Services                                                     | 1,457          | 2.3%    | 58,663          | \$2,928,445,872  | \$960               |
| Health Care and Social Assistance                                        | 5,176          | 8.3%    | 107,397         | \$6,578,341,222  | \$1,178             |
| Arts, Entertainment, and Recreation                                      | 1,073          | 1.7%    | 11,171          | \$365,737,580    | \$630               |
| Accommodation and Food Services                                          | 4,343          | 7.0%    | 56,293          | \$1,681,530,169  | \$574               |
| Other Services (except Public Administration)                            | 3,944          | 6.4%    | 17,573          | \$767,167,693    | \$840               |
| Public Administration                                                    | 1,181          | 1.9%    | 27,390          | \$1,695,881,855  | \$1,191             |
| Unclassified                                                             | 3,217          | 5.2%    | 2,818           | \$252,955,881    | \$1,724             |

The table above shows the industry sectors and percentages of establishments by sector in the State of Maine. In 2022, Maine overall appears to have a higher Agricultural, Forestry, Fishing and Hunting Sector (2.8%) in comparison to Carrabassett Valley (0.0%) but lower than the Farmington Labor Market Area (4.1%). Prominent in the State of Maine is the Professional, Scientific, and Technical Services sector (14.1%), which is only slightly lower for Carrabassett Valley at 12.2%, and 8.3% for the Farmington Labor Market Area. Construction is higher in the Farmington Labor Market Area (14.3%) than Carrabassett Valley (10.2%) and the State of Maine (10.0%).

## MAJOR EMPLOYERS

**Table 6: Major Employers, Town of Carrabassett Valley (2022)**

*Source: Maine Department of Labor*

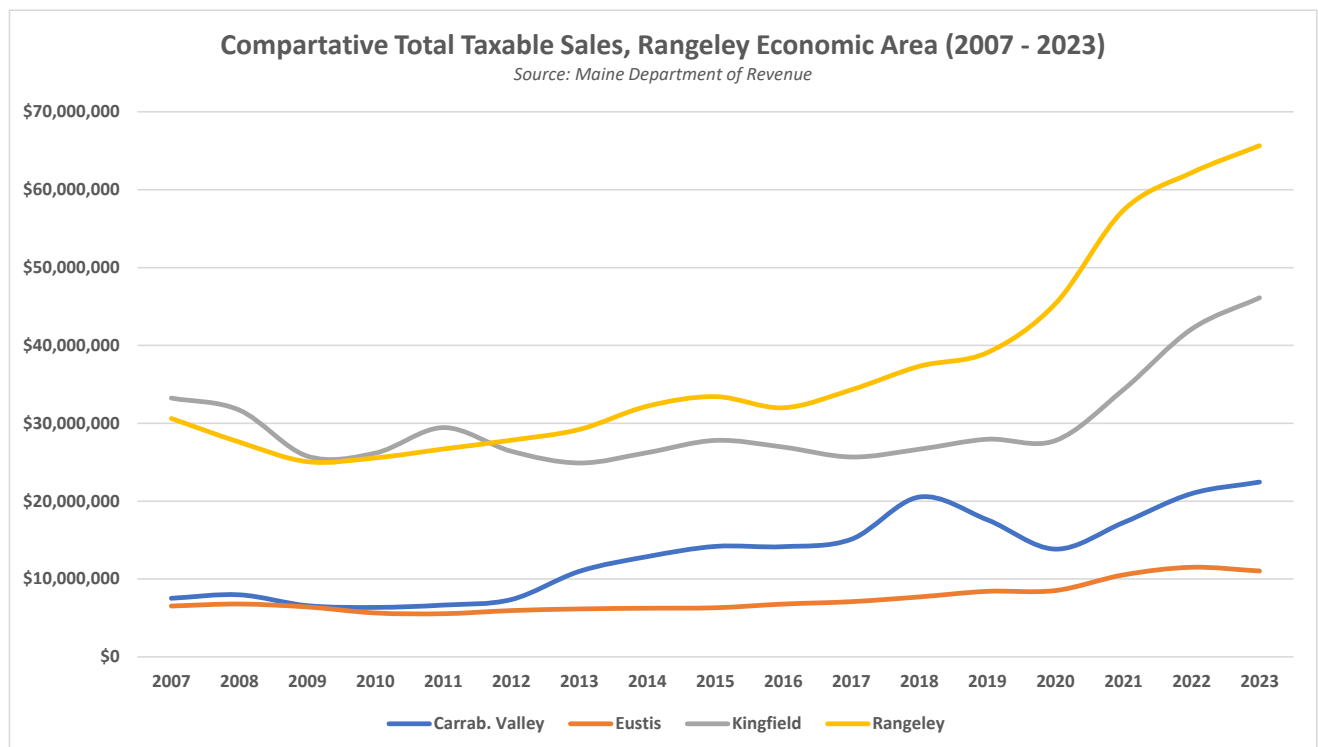
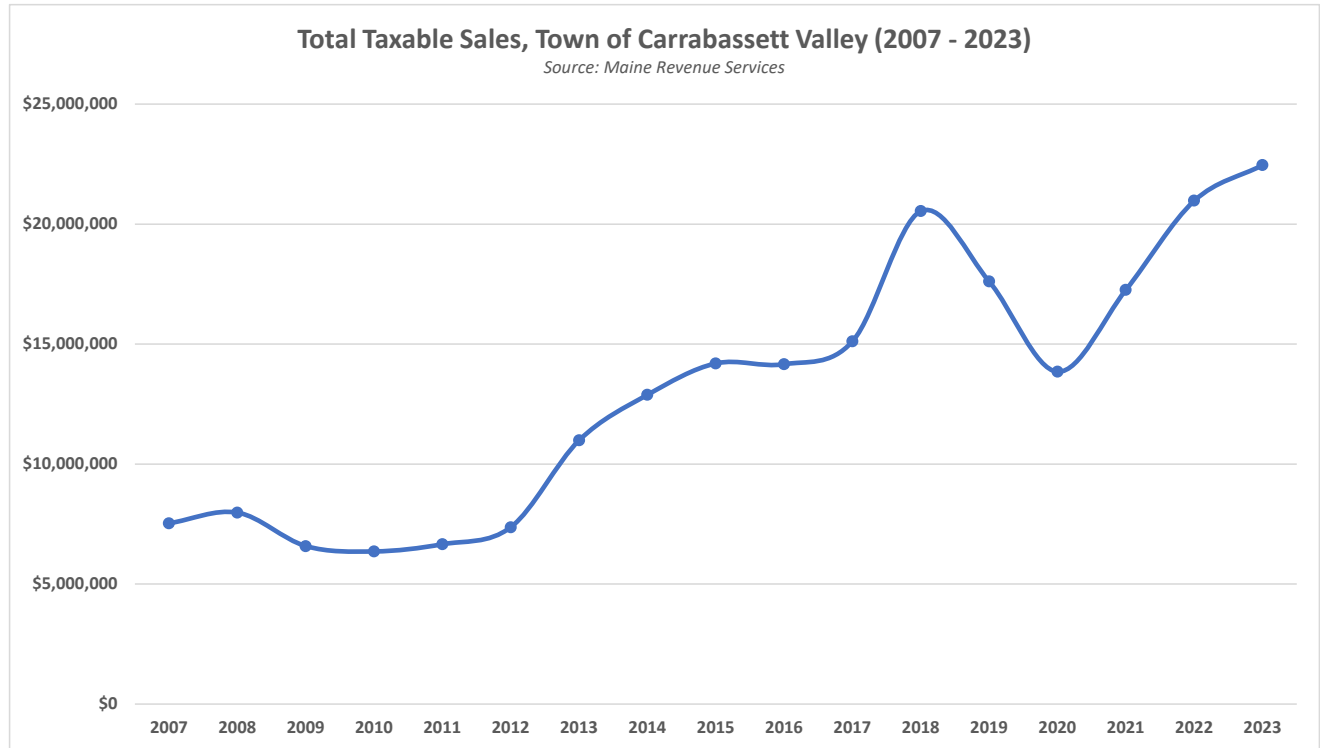
| Employer Name                                                          | Estimated Employer Size |
|------------------------------------------------------------------------|-------------------------|
| Sugarloaf Mountain Resort                                              | 1,000*                  |
| Sugarloaf Mountain Hotel (hotel is timeshare with Sugarloaf employees) | 50 – 99                 |
| Sugarloaf Childcare (owned by Sugarloaf)                               | 20 – 49**               |
| Sugarloaf Golf Club (operated by Sugarloaf)                            | 20 – 49**               |
| 45 North (owned and managed by Sugarloaf)                              | 10 – 19**               |
|                                                                        |                         |
| Carrabassett Valley Academy                                            | 50 – 99                 |
| Town of Carrabassett Valley (includes seasonal and part-time staff)    | 50 – 99                 |
| The Bag                                                                | 20 – 49                 |
| Carrabassett Valley Police Department                                  | 20 – 49                 |
| Sugarbowl                                                              | 20 – 49                 |
| Multiple Property Maintenance Companies                                | 20 – 49**               |
| Birchwood Interiors                                                    | 20 – 49**               |
| The Rack                                                               | 10 – 19**               |
| Tufulios                                                               | 10 – 19**               |
| Shipyard                                                               | 10 – 19**               |
| Mountainside Grocery (more than 10?)                                   | 10 – 19**               |
| D’Ellies                                                               | 10 – 19 **              |

Undoubtedly, Sugarloaf Mountain Resort is the major employer in Carrabassett Valley and there are numerous employment opportunities in the recreation industry. The Mountain Hotel, the Outdoor Center, the Golf Course, and Carrabassett Valley Academy all employ many people primarily in the winter season but also throughout the year. The Town of Carrabassett Valley (Town Office, Police, Fire), as well as restaurants such as The Bag, 45 North, The Rack, Tufulios, and the Sugarbowl all employ 10 or more people.

\*According to community input, the data here may be slightly off and numbers fluctuate substantially based on the season.

\*\* Data provided through community input.

## TAXABLE SALES



Between 2007 and 2023, total taxable sales in Carrabassett Valley increased by 198.3%, according to the Maine Department of Revenue Services. Figure 8 shows a significant increase between 2017 and 2018, followed by a sharp decline between 2018 – 2020, and then a steady increase past 2018 numbers. The line appears to be leveling off but without 2024 data it is too soon to tell. Figure 9 above shows the rate of change in taxable sales between 2007 – 2023 for selected towns in the Rangeley Economic Area. The towns shown have data for that entire time period and represent the more active economies in the Rangeley economic area. As shown in Figure 9, taxable sales are generally highest in Rangeley and showed a significant increase starting around 2017. Unlike Carrabassett Valley, the Rangeley taxable sales did not dip between 2018 – 2022 and continued to rise. Similarly, Kingfield experienced a steady increase, though starting in 2020. Taxable sales for Eustis remain relatively similar during this period with a slight increase starting in 2020.

## OCCUPATIONS AND LABOR FORCE

While the Maine Department of Labor data reports on what types of industries are present in a given area, U.S. Census Data indicates the occupations of residents in that area. The table and graph below show 2022 ACS 5-year estimates of occupations for the civilian employed population 16 years and over.

**Table 7: Occupation of the Civilian Employed Population 16 years and Over, Carrabassett Valley, Franklin County, and Maine. (2022 5-year Estimates)**

Source: U.S. Census Bureau ACS 5-year Estimates, Table S2401.

| Source: U.S. Census Bureau ACS 5-year Estimates, Table S2401.            | CV Est. | CV %  | Franklin Est. | Frank % | Maine Est. | Maine % |
|--------------------------------------------------------------------------|---------|-------|---------------|---------|------------|---------|
| <b>CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>                    | 296     |       | 14,000        |         | 696,402    |         |
| <i>MANAGEMENT, BUSINESS, SCIENCE, AND ARTS OCCUPATIONS:</i>              | 135     | 45.6% | 4,659         | 33.3%   | 295,100    | 42.4%   |
| <i>Management, business, and financial occupations:</i>                  | 58      | 19.6% | 1,493         | 10.7%   | 116,322    | 16.7%   |
| <i>Management occupations</i>                                            | 50      | 16.9% | 982           | 7.0%    | 80,019     | 11.5%   |
| <b>Business and financial operations occupations</b>                     | 8       | 2.7%  | 511           | 3.7%    | 36,303     | 5.2%    |
| <i>Computer, engineering, and science occupations:</i>                   | 24      | 8.1%  | 430           | 3.1%    | 42,644     | 6.1%    |
| <i>Computer and mathematical occupations</i>                             | 11      | 3.7%  | 179           | 1.3%    | 18,391     | 2.6%    |
| <i>Architecture and engineering occupations</i>                          | 3       | 1.0%  | 145           | 1.0%    | 16,824     | 2.4%    |
| <i>Life, physical, and social science occupations</i>                    | 10      | 3.4%  | 106           | 0.8%    | 7,429      | 1.1%    |
| <b>Education, legal, community service, arts, and media occupations:</b> | 36      | 12.2% | 1,877         | 13.4%   | 87,868     | 12.6%   |
| <i>Community and social service occupations</i>                          | 0       | 0.0%  | 487           | 3.5%    | 13,844     | 2.0%    |
| <i>Legal occupations</i>                                                 | 6       | 2.0%  | 32            | 0.2%    | 6,630      | 1.0%    |

**Table 7: Occupation of the Civilian Employed Population 16 years and Over, Carrabassett Valley, Franklin County, and Maine. (2022 5-year Estimates)**

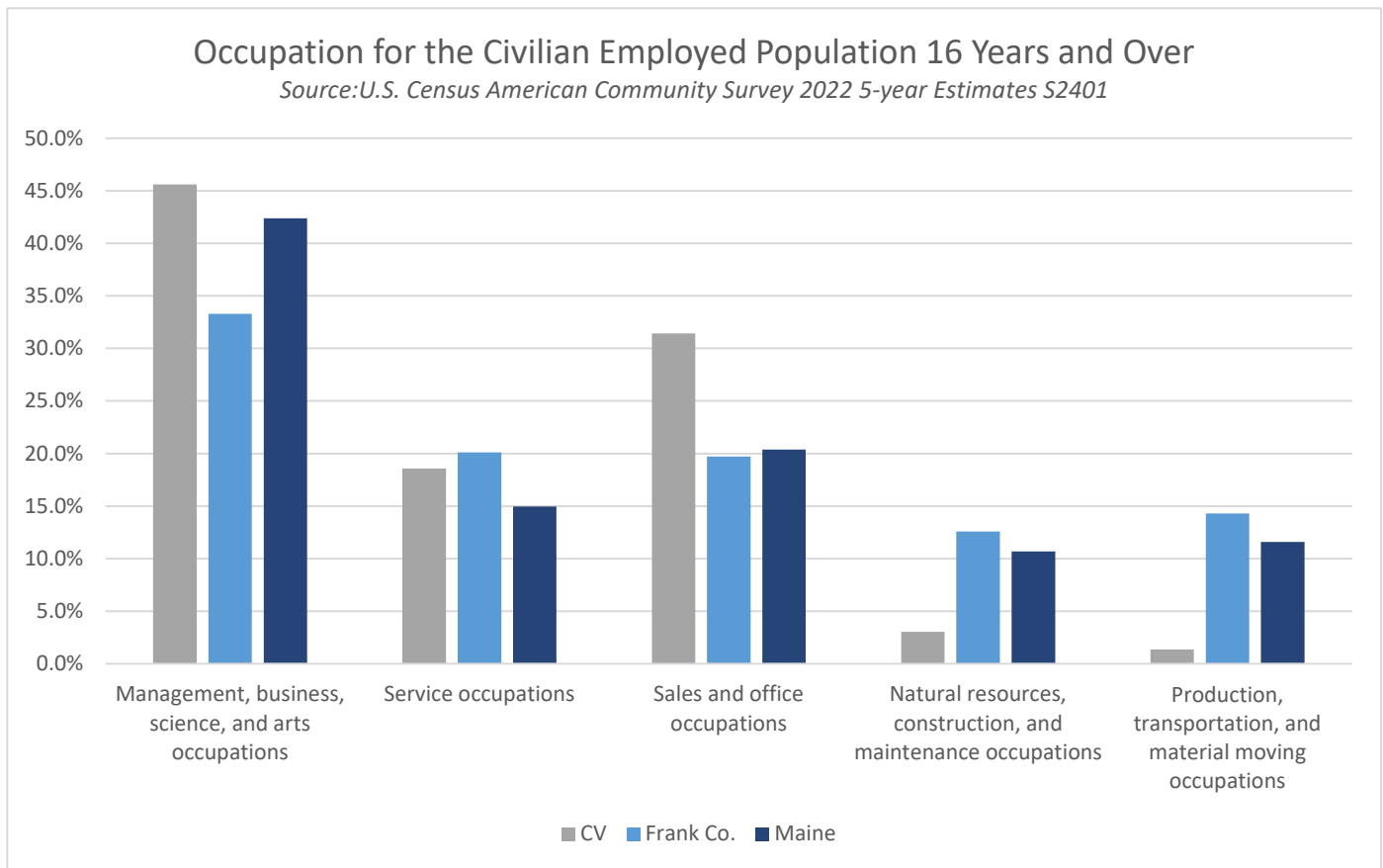
Source: U.S. Census Bureau ACS 5-year Estimates, Table S2401.

|                                                                                                |    |       |       |       |         |       |
|------------------------------------------------------------------------------------------------|----|-------|-------|-------|---------|-------|
| <b>Educational instruction, and library occupations</b>                                        | 13 | 4.4%  | 1,086 | 7.8%  | 49,857  | 7.2%  |
| <i>Arts, design, entertainment, sports, and media occupations</i>                              | 17 | 5.7%  | 272   | 1.9%  | 17,537  | 2.5%  |
| <i>Healthcare practitioners and technical occupations:</i>                                     | 17 | 5.7%  | 859   | 6.1%  | 48,266  | 6.9%  |
| <i>Health diagnosing and treating practitioners and other technical occupations</i>            | 17 | 5.7%  | 607   | 4.3%  | 33,245  | 4.8%  |
| <i>Health technologists and technicians</i>                                                    | 0  | 0.0%  | 252   | 1.8%  | 15,021  | 2.2%  |
| <b>SERVICE OCCUPATIONS:</b>                                                                    | 55 | 18.6% | 2,814 | 20.1% | 104,143 | 15.0% |
| <b>Healthcare support occupations</b>                                                          | 5  | 1.7%  | 605   | 4.3%  | 24,018  | 3.4%  |
| <i>Protective service occupations:</i>                                                         | 5  | 1.7%  | 269   | 1.9%  | 11,042  | 1.6%  |
| <i>Firefighting and prevention, and other protective service workers including supervisors</i> | 2  | 0.7%  | 100   | 0.7%  | 5,912   | 0.8%  |
| <i>Law enforcement workers including supervisors</i>                                           | 3  | 1.0%  | 169   | 1.2%  | 5,130   | 0.7%  |
| <i>Food preparation and serving related occupations</i>                                        | 27 | 9.1%  | 489   | 3.5%  | 33,104  | 4.8%  |
| <i>Building and grounds cleaning and maintenance occupations</i>                               | 6  | 2.0%  | 1,057 | 7.6%  | 21,855  | 3.1%  |
| <i>Personal care and service occupations</i>                                                   | 12 | 4.1%  | 394   | 2.8%  | 14,124  | 2.0%  |
| <b>SALES AND OFFICE OCCUPATIONS:</b>                                                           | 93 | 31.4% | 2,760 | 19.7% | 141,827 | 20.4% |
| <i>Sales and related occupations</i>                                                           | 73 | 24.7% | 1,411 | 10.1% | 66,616  | 9.6%  |
| <i>Office and administrative support occupations</i>                                           | 20 | 6.8%  | 1,349 | 9.6%  | 75,211  | 10.8% |

**Table 7: Occupation of the Civilian Employed Population 16 years and Over, Carrabassett Valley, Franklin County, and Maine. (2022 5-year Estimates)**

Source: U.S. Census Bureau ACS 5-year Estimates, Table S2401.

|                                                                      |   |      |       |       |        |       |
|----------------------------------------------------------------------|---|------|-------|-------|--------|-------|
| <i>NATURAL RESOURCES, CONSTRUCTION, AND MAINTENANCE OCCUPATIONS:</i> | 9 | 3.0% | 1,763 | 12.6% | 74,535 | 10.7% |
| <i>Farming, fishing, and forestry occupations</i>                    | 0 | 0.0% | 218   | 1.6%  | 9,838  | 1.4%  |
| <i>Construction and extraction occupations</i>                       | 4 | 1.4% | 1,027 | 7.3%  | 38,903 | 5.6%  |
| <i>Installation, maintenance, and repair occupations</i>             | 5 | 1.7% | 518   | 3.7%  | 25,794 | 3.7%  |
| <i>PRODUCTION, TRANSPORTATION, AND MATERIAL MOVING OCCUPATIONS:</i>  | 4 | 1.4% | 2,004 | 14.3% | 80,797 | 11.6% |
| <i>Production occupations</i>                                        | 3 | 1.0% | 959   | 6.9%  | 38,173 | 5.5%  |
| <i>Transportation occupations</i>                                    | 1 | 0.3% | 508   | 3.6%  | 22,419 | 3.2%  |
| <i>Material moving occupations</i>                                   | 0 | 0.0% | 537   | 3.8%  | 20,205 | 2.9%  |



As shown in the table and chart above, the U.S. Census Bureau American Community Survey 2022 5-year estimates that Carrabassett Valley has a higher percentage of people employed in Management, Business, Science, and Art occupations (45.6%) than Franklin County (33.3%) and the State of Maine (42.4%). These include management; business and financial operations; computers and engineering work; architecture; life, physical, and social sciences; legal, educational, and library work; arts, design, entertainment, sports, and media; and healthcare occupations. In addition, there are significantly more Carrabassett Valley residents employed in Sales and Office occupations (31.4%) than the State of Maine (19.7%) and Franklin County (20.4%).

Carrabassett Valley has significantly fewer residents employed in Natural Resources, Construction, and Maintenance Operations occupations (3.0%) than the State of Maine (10.7%), which includes farming, fishing, and forestry; construction and extraction; and installation, maintenance, and repair occupations.

As noted in the previous 2003 Comprehensive Plan, despite the forest legacy in Carrabassett Valley, none of the town’s year-round residents are employed in the forest industry according to the U.S. Census data.

## LABOR FORCE DEMOGRAPHICS

**Table 8: Selected Economic Characteristics, Town of Carrabassett Valley (2022)**

Source: U.S. Census Bureau ACS 5-Year Estimates, Table DP03.

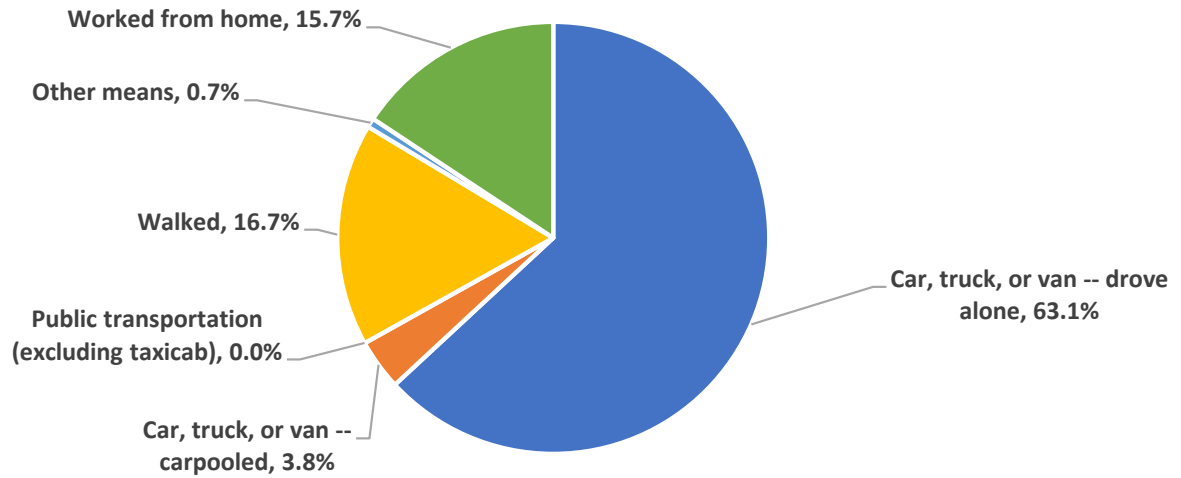
| <b>EMPLOYMENT STATUS</b>                                      |     |       |
|---------------------------------------------------------------|-----|-------|
| Population 16 years and over                                  | 576 | 576   |
| In labor force                                                | 297 | 51.6% |
| <i>Civilian labor force</i>                                   | 297 | 51.6% |
| <i>Employed</i>                                               | 296 | 51.4% |
| <i>Unemployed</i>                                             | 1   | 0.2%  |
| <i>Armed Forces</i>                                           | 0   | 0.0%  |
| Not in labor force                                            | 279 | 48.4% |
| <i>Civilian labor force</i>                                   | 297 | 297   |
| <i>Unemployment Rate</i>                                      | (X) | 0.3%  |
|                                                               |     |       |
| <i>CLASS OF WORKER</i>                                        |     |       |
| <i>Civilian employed population 16 years and over</i>         | 296 | 296   |
| <i>Private wage and salary workers</i>                        | 227 | 76.7% |
| <i>Government workers</i>                                     | 18  | 6.1%  |
| <i>Self-employed in own not incorporated business workers</i> | 48  | 16.2% |
| <i>Unpaid family workers</i>                                  | 3   | 1.0%  |

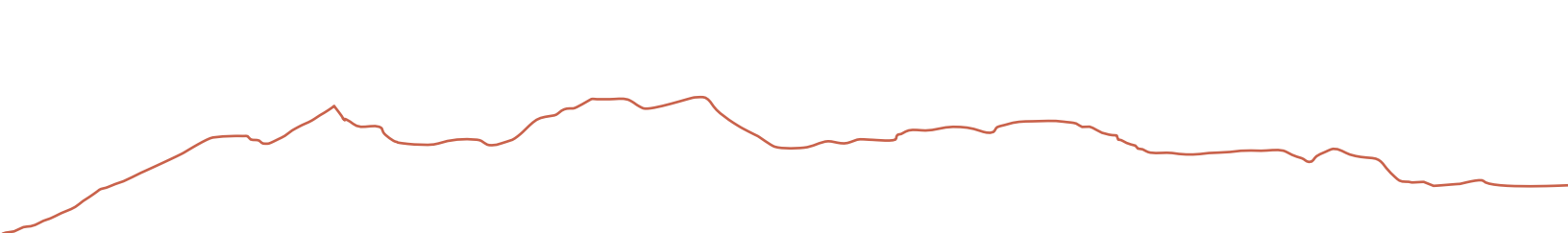
According to the U.S. Census Bureau’s American Community Survey 5-year Estimates Table DP03, in 2022 there were approximately 576 people over age 16 in Carrabassett Valley, with approximately 297 in the labor force. Of that 297, 296 were employed civilians. There was no one reported as being in the armed forces and the unemployment rate was reported as 0.3%.

The majority of the labor force (76.7%) was private wage and salary workers, with the next highest percentage being “self-employed in own not incorporated business workers” (16.2%), and then government workers (6.1%). Most of the labor force (62.1%) drove alone to work in a car, truck, or van; walked (16.7%); or worked from home (15.7%). Those walking to work presumably live on site at Sugarloaf Mountain Resort.

## Commuting to Work, Workers 16 Years and Over, Town of Carrabassett Valley (2022)

Source: U.S. Census Bureau ACS 5-Year Estimates Table DP03





# HOUSING

Carrabassett Valley is a highly desirable place to call home. Like many places in Maine, particularly those with seasonal recreation and tourism economies, year-round and seasonal workforce housing is a challenge. Construction costs, available land or infrastructure for development, and the demand for second home and short-term rentals are a few of the many reasons why affordable housing is challenging in these areas. This chapter inventories the amount and type of housing, analyzes the affordability of housing, and identifies a significant regional partnership organization.

## KEY FINDINGS

- The majority of housing units in Carrabassett Valley are single-family detached, though there are a high number of multi-family units for a rural town of this size, due to the presence of a major resort and recreational opportunities, and the type of housing built to support that industry.
- Vacancy rates are decreasing slightly. The percentage of vacant units in 2020 (83.4%) has decreased overall since the year 2000 (89.3%), but increased slightly between 2010 – 2020, from 82.3% to 83.4%.
- Housing is now very expensive in Carrabassett Valley. While Carrabassett Valley has fluctuated between “affordable” and “unaffordable” in the past decade, recent data from MaineHousing shows that since 2021 Carrabassett Valley has become deeply unaffordable to those making the median income.
- Housing supply and affordability directly impacts the local economy. There is a shortage of housing affordable to those in the year-round or seasonal workforce in Carrabassett Valley and this has implications for the seasonal and year-round economy, as businesses struggle to attract and retain employees.
- New partnerships exist to seek collaborative solutions. Western Maine Mountain Housing is a collaborative effort of Carrabassett Valley and four surrounding communities to build new housing attainable to the year-round and seasonal workforce.
- Carrabassett Valley benefits from recent in-depth data analysis. The 2022 Regional Workforce Housing Needs Assessment and Strategy is an important resource for understanding local conditions, trends, needs, and provides strategies to address the demand for additional housing types and price points.
- A mixture of development constraints precludes additional housing opportunities. Carrabassett Valley has limited land available for development, due to both the amount of land area set aside for conservation and the amount of land that is not physically suitable for development.
- Not all housing in Carrabassett Valley is suitable for year-round living. Given the prominence of the seasonal recreation economy in Carrabassett Valley, the housing stock includes a large number of second homes, many of which are not suitable for year-round living either due to how they were built or their design. This poses an additional challenge for meeting workforce housing needs. For example, some second homes and camps were built on posts and did not have a foundation, which makes it hard to get a loan.

- The lack of water and sewer infrastructure prevents more density and multi-family housing development. Except for the Planned Unit Development district at Sugarloaf Mountain, where there is shared water and sewer, it is difficult to build dense or multi-family housing. Most land area in the town is zoned one-acre or 5-acre lots.
- New state housing policy could impact housing in Carrabassett Valley. Recent state housing legislation (L.D. 2003) allows for Accessory Dwelling Units (ADUs) and some increased density on all residential lots. Implementation of L.D. 2003 will require consideration of implications for well and septic capacity, and the role of ADUs as year-round or short-term rental housing.
- Short Term Rentals (STRs) are popular in Carrabassett Valley. With a major ski resort and a thriving outdoor recreation economy, the town of Carrabassett Valley has many short-term rentals. Though the town does not currently regulate STRs, they are discussing the popularity of STRs and the impact they may have on housing and the role they play in the local economy.

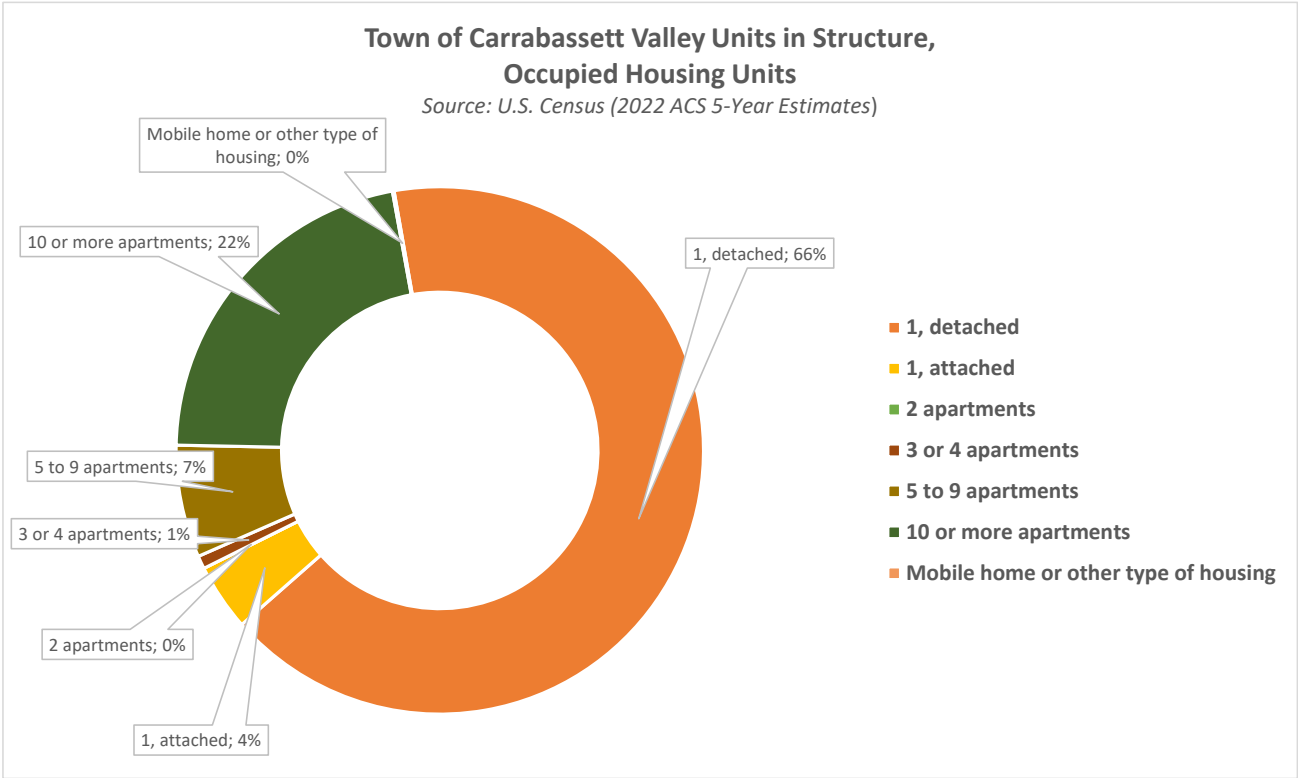
## OVERVIEW

| Carrabassett Valley Housing Snapshot<br>Source: U.S. Census Bureau Decennial Census and American Community Survey |       |       |       |
|-------------------------------------------------------------------------------------------------------------------|-------|-------|-------|
| CV Housing Units                                                                                                  | 2000  | 2010  | 2020  |
| Total Units                                                                                                       | 1,675 | 2,103 | 2,138 |
|                                                                                                                   |       |       |       |
| Occupancy                                                                                                         | 2000  | 2010  | 2020  |
| Total Housing Units                                                                                               | 1,675 | 2,103 | 2,138 |
| Occupied                                                                                                          | 179   | 373   | 354   |
| Vacant                                                                                                            | 1,496 | 1,730 | 1,784 |
|                                                                                                                   |       |       |       |
| Housing Type (Decennial and ACS Data*)                                                                            | 2000  | 2010* | 2022* |
| SF detached                                                                                                       | 46.1  | 90.2% | 66.3% |
| SF attached                                                                                                       | 1.5   | 0.0%  | 4.1%  |
| Multi-family                                                                                                      | 52.4  | 9.8%  | 29.5% |
|                                                                                                                   |       |       |       |
| Tenure                                                                                                            | 2000  | 2010  | 2020  |
| Total Units                                                                                                       | 1,675 | 2,103 | 2,138 |
| Occupied                                                                                                          | 179   | 373   | 354   |
| Owner-occupied                                                                                                    | 145   | 325   | 354   |
| Renter-occupied                                                                                                   | 34    | 48    | 1,784 |

*\*The U.S. Census Bureau no longer captures housing type in the Decennial Census count and instead now provides this data point as part of the American Communities Survey (ACS) 5-year estimates. The 2022 data reported adds up to 99.9%, which may be a small reporting or rounding error by the ACS.*

Since the town's incorporation in 1972, Carrabassett Valley has continued to grow. According to the 2020 U.S. Decennial Census, there were 2,138 total housing units, a modest increase from 2010 and more substantial increase from the year 2000. Occupied housing units declined and vacant housing units increased. Between 2010 and 2022 the percentage of single-family homes declined significantly while the percentage of multi-family homes rose significantly. This may reflect the continued construction of seasonal condo or town-house-style lodging at or close to Sugarloaf Mountain Resort. In addition, renter-occupied housing increased dramatically, which owner-occupied housing remained constant.

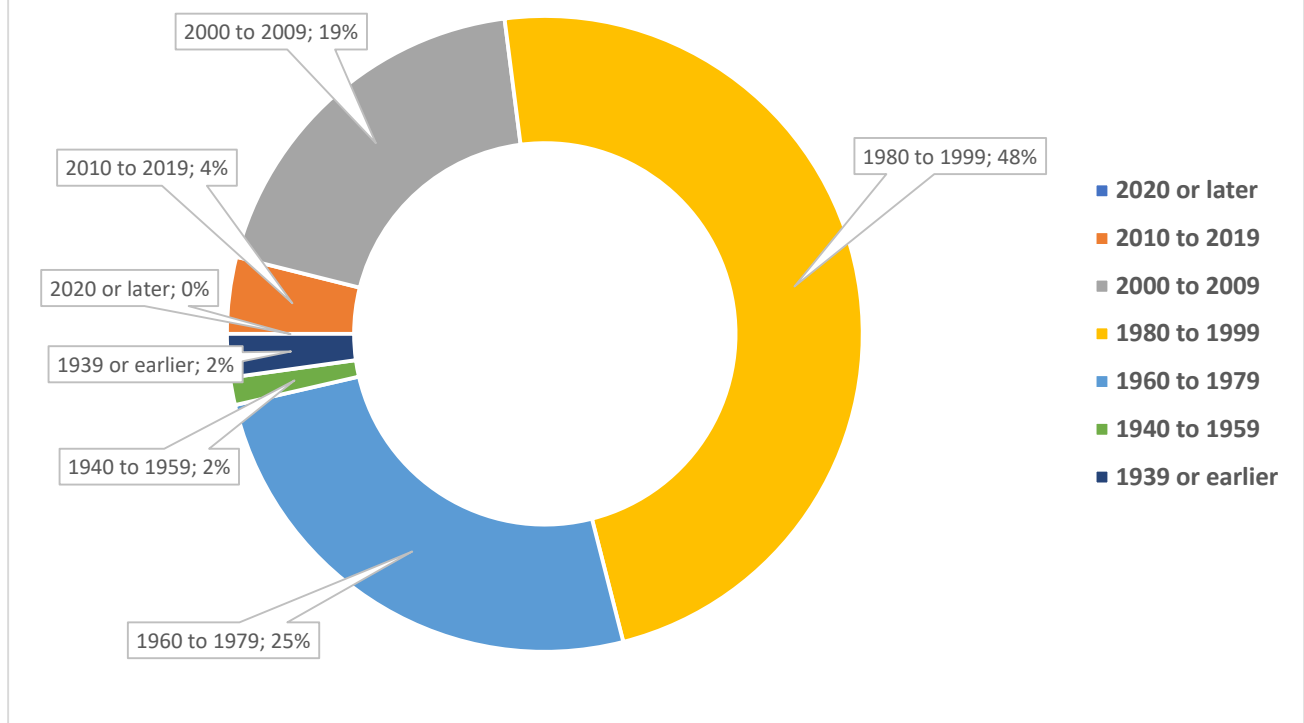
# HOUSING CHARACTERISTICS



According to the American Community Survey 2022 estimates, the majority of occupied housing units in the Town of Carrabassett Valley are single-family detached (66.3%), with the next highest percentages being 10 or more apartments (21.8), and 5 to 9 apartments (6.9%), and duplexes (4.1%). The relatively high concentration of multi-family housing units (32.8%) for a small, rural town is understandable considering the presence of a major ski resort and recreational tourism destination where there is typically very high demand to stay on the mountain and the resulting development is condos and townhomes.

### Town of Carrabassett Valley Year Structure Built, Occupied Housing Units

Source: U.S. Census (2022 ACS 5-Year Estimates)



The housing inventory has increased significantly since the early 1980s. As shown in the chart above, the majority of housing – almost 70% – in the Town of Carrabassett Valley was built in the thirty-year time span between 1980 – 2009. During the height of the building boom (1980s and 1990s), about seven out of every ten new units were built on Sugarloaf Mountain.

The result is a pattern of housing development that paralleled the development of the town as a recreational resort destination. It is possible to trace the town’s history from the location and architecture of its housing. It has proceeded from a nascent wilderness ski area supported by visitors in no-frill A-frames in the lower valley, to the modified Acorn homes in Redington at a time when the Dead River Company was a moving force behind the area’s development, and finally to a year-round resort whose lifeline is very much connected to the condominiums and custom homes which are within walking distance of Sugarloaf Mountain’s ski lifts and golf course.

- **Impacts on Forestry:** Climate change may affect agricultural productivity and forestry operations in Carrabassett Valley. Changes in temperature, precipitation, and pest dynamics could impact crop yields, forest health, and timber resources.
- **Climate Migration.** Warmer temperatures and other climate impacts are impelling people to move north to places like Maine. As the local population in Carrabassett Valley inevitably grows in terms of both residents and visitors, there will be growing pressures and demands on natural resources including increased trail use, consumption of water and electricity, and pollution from vehicles (tires and exhaust).

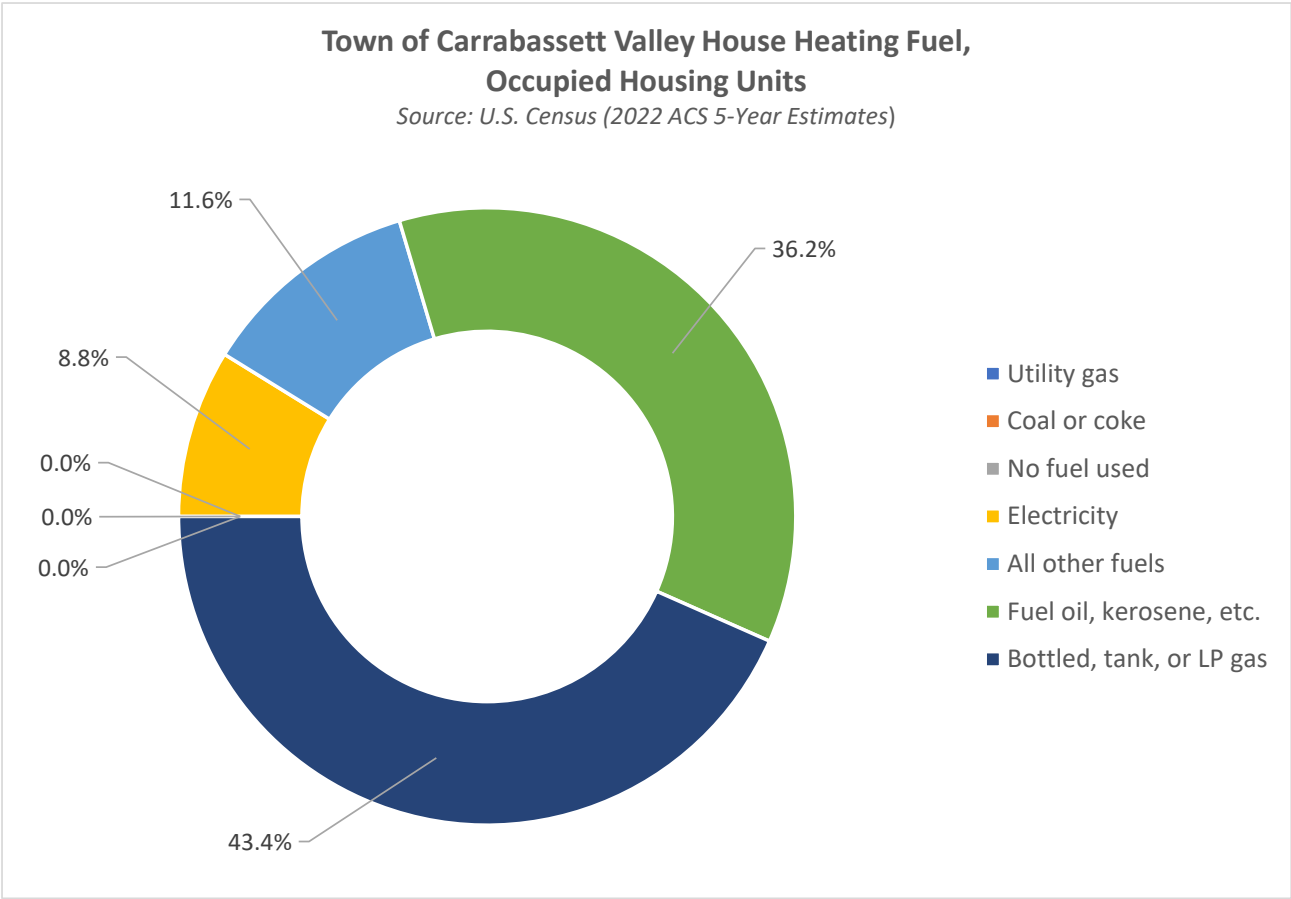
## RESILIENCY

Fortunately, the significant amount of natural and forested areas, including 13,500 acres of conserved land, serves as a vital tool in enhancing community resilience by protecting diverse ecosystems which are often more resilient to environmental changes.

Additionally, wetlands, forests, and other natural habitats play critical roles in regulating the water cycle, including rainfall patterns, groundwater recharge, and flood control. Preserving these ecosystems helps to maintain water quality and quantity, reducing the impacts of droughts, floods, and water scarcity exacerbated by climate change. Conservation land also provides opportunities for ecosystem-based adaptation strategies, such as managed retreat, habitat corridors, and green infrastructure.

Conservation land also plays a critical role in mitigating climate change through carbon sequestration, and the Albedo Effect (reflect more sunlight back into space and absorb less heat which helps to regulate local and regional temperatures).

In 2023, the towns within Franklin County were asked to participate in formulating the 2023 Franklin County Hazard Mitigation Plan. The update to the previous plan was a multi-jurisdictional collaborative effort. The Hazard Mitigation Plan includes analyses on climate change hazards (flooding, landslides, wildfire, winter storms) as well as vulnerabilities and possible impacts. It also includes mitigation strategies.



The Town of Carrabassett Valley primarily relies on propane (42%) and oil (36.2%) for heating fuel, along with “all other fuels” (11.6%) and electricity (8.8%). No housing units were reported as having “no fuel used” or as using coal or coke and no properties are served by utility gas.

## HOUSING TENURE AND VACANCY

### Tenure

| Housing Tenure in Carrabassett Valley 2000 – 2020.<br><i>Source: U.S. Census Bureau Decennial Census.</i> |                              |                |                 |               |         |
|-----------------------------------------------------------------------------------------------------------|------------------------------|----------------|-----------------|---------------|---------|
| Year                                                                                                      | Total Occupied Housing Units | Owner-Occupied | Renter-Occupied | Percent Owner | Percent |
| 2020                                                                                                      | 354                          | 309            | 45              | 0.87          | 0.13    |
| 2010                                                                                                      | 373                          | 325            | 48              | 0.87          | 0.13    |
| 2000                                                                                                      | 179                          | 145            | 34              | 0.81          | 0.19    |

### Vacancy

| Housing Vacancy in Carrabassett Valley 2000 – 2020.<br><i>Source: U.S. Census Bureau Decennial Census.</i> |                     |          |        |            |          |
|------------------------------------------------------------------------------------------------------------|---------------------|----------|--------|------------|----------|
| Year                                                                                                       | Total Housing Units | Occupied | Vacant | % Occupied | % Vacant |
| 2020                                                                                                       | 2,138               | 354      | 1,784  | 16.6%      | 83.4%    |
| 2010                                                                                                       | 2,103               | 373      | 1,730  | 17.7%      | 82.3%    |
| 2000                                                                                                       | 1,675               | 179      | 1,496  | 10.7%      | 89.3%    |

Since 2000, the percentage of owner-occupied housing units has risen slightly from 81% to 87% in 2000 and the ratio remained constant in the data reported in the 2020 U.S. Decennial Census. In the same time span, the percentage of vacant units has declined slightly from 89.3% to 83.4%. The U.S. Census Bureau defines a housing unit as vacant “if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.” This high percentage of vacant units speaks to the town as a popular recreation destination with a major ski resort, with many second homes or rental units on and near the mountain.

## AFFORDABILITY

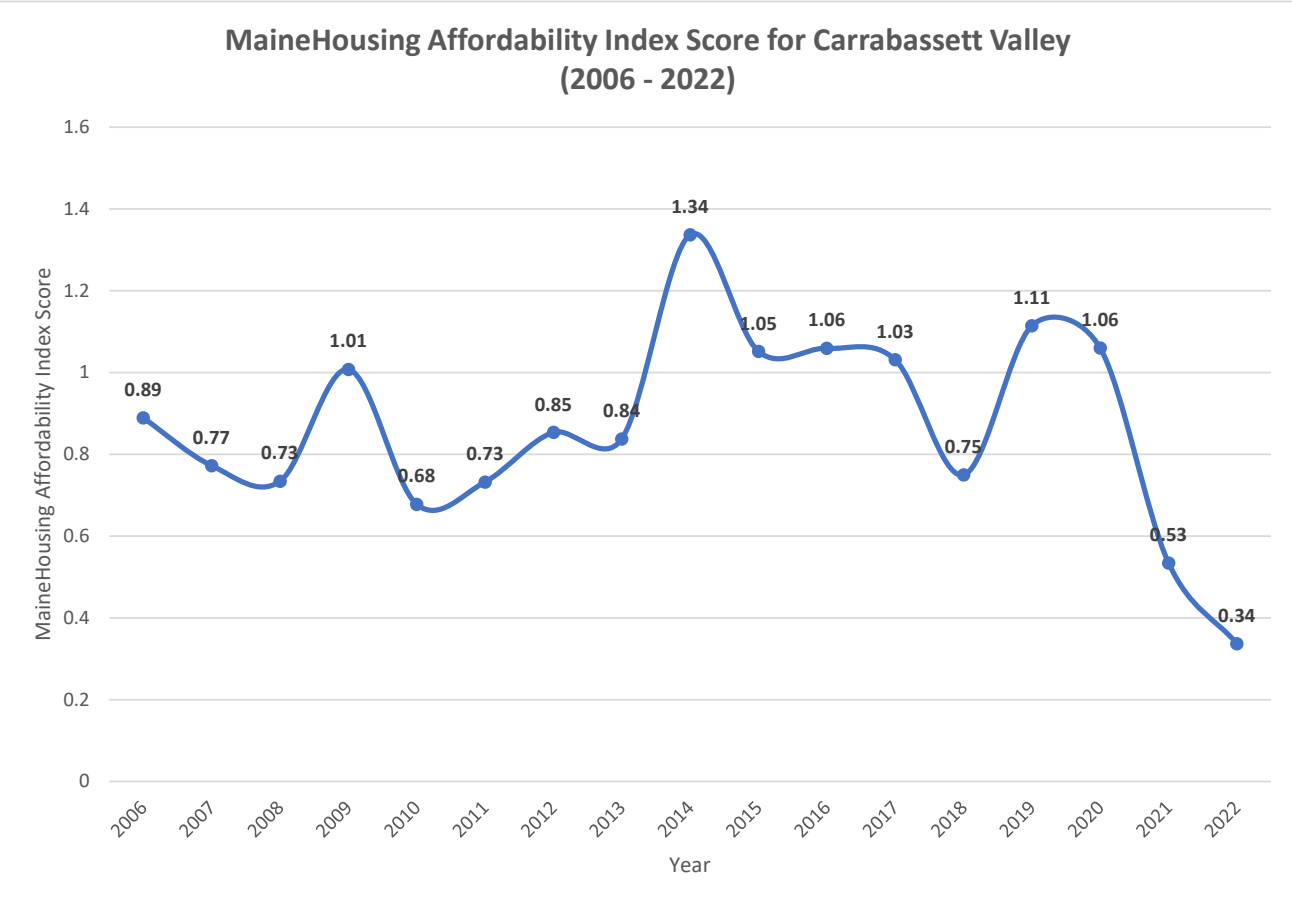
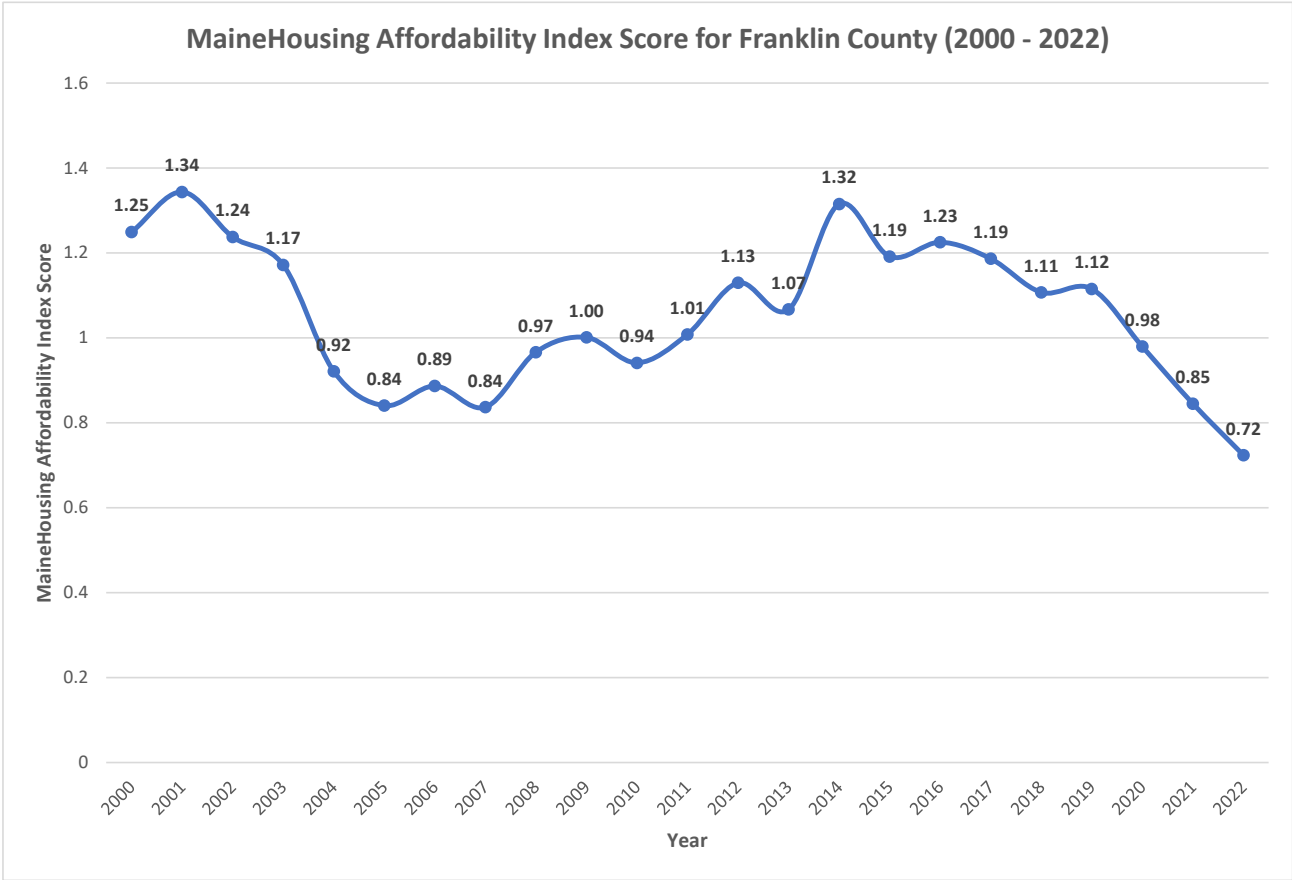
### Affordability Index Scores and Associated Data for Carrabassett Valley between 2006 – 2022.

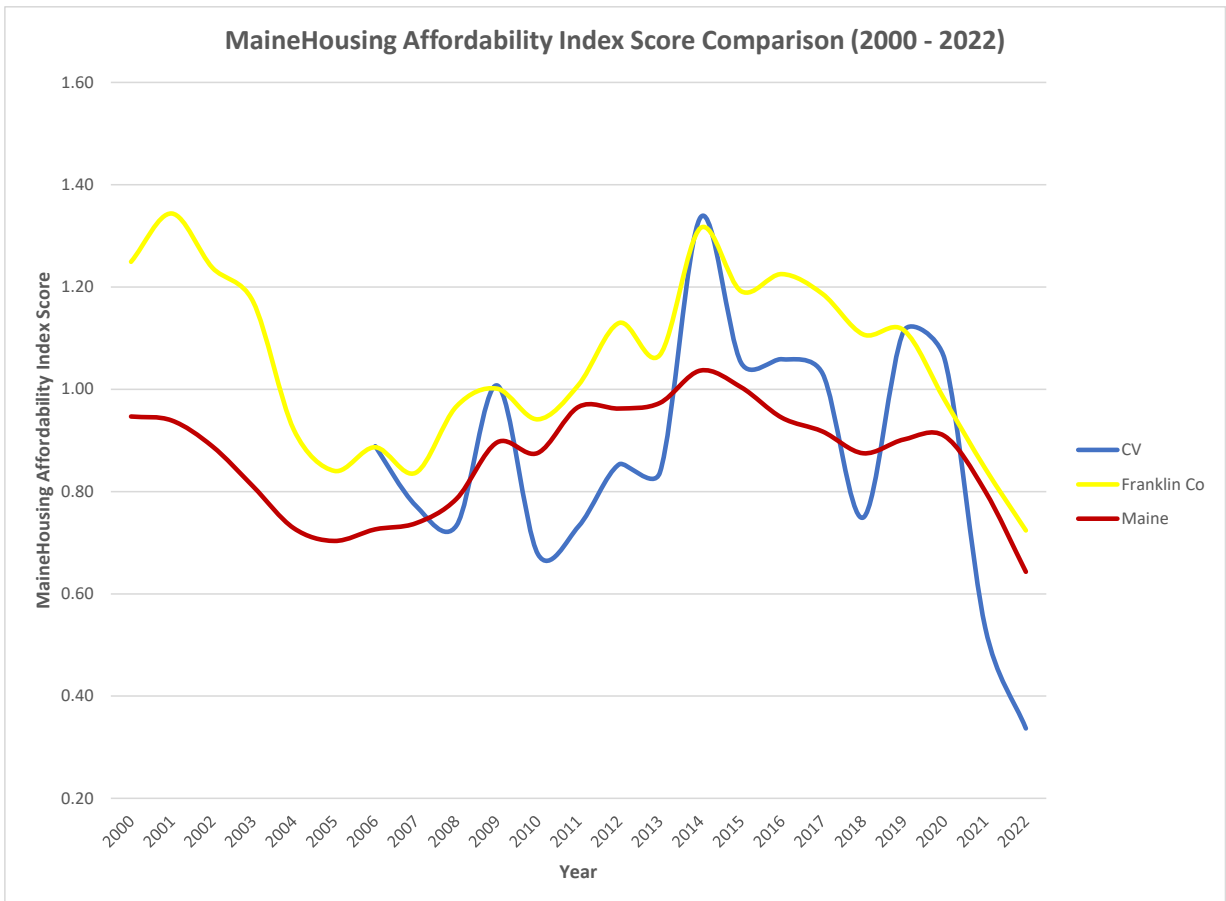
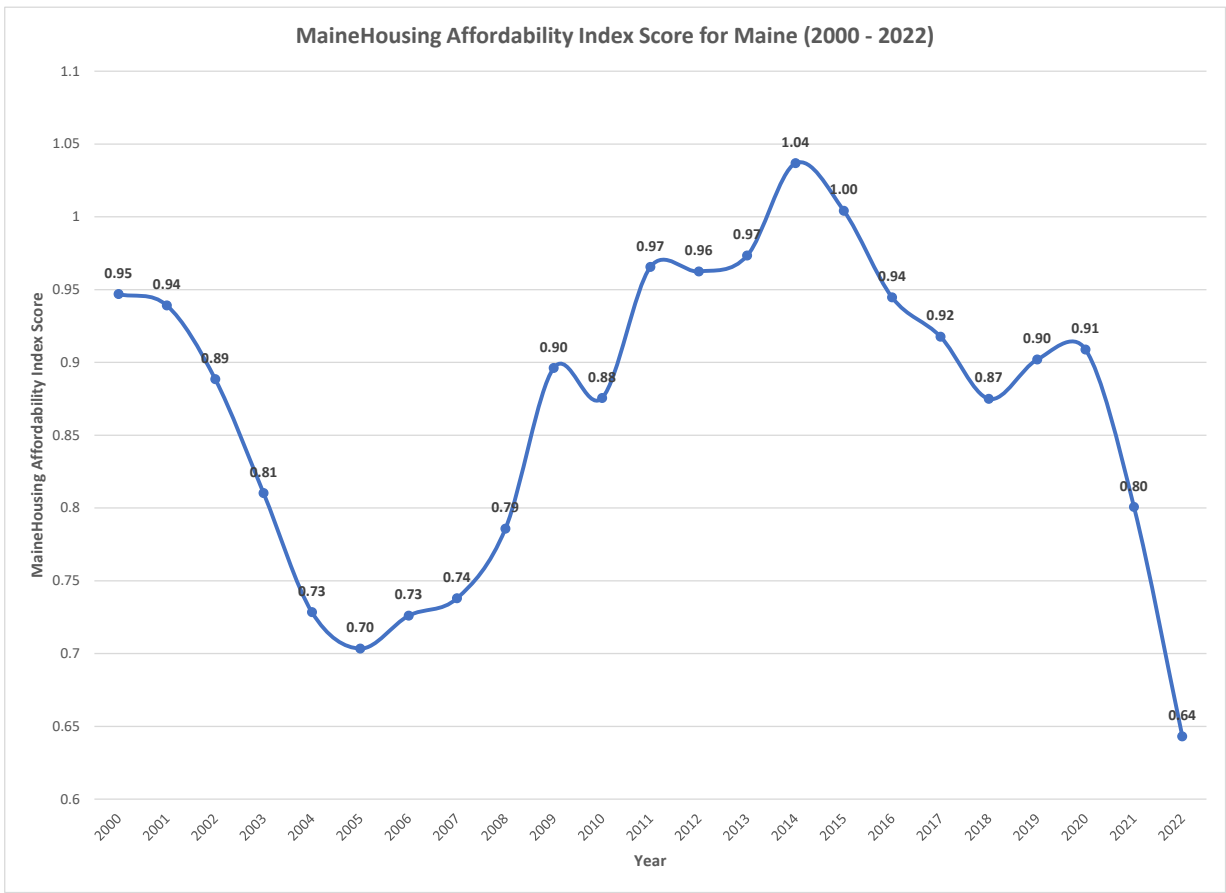
Source: MaineHousing Affordability Index.

| Year                                              | 2006         | 2010         | 2015       | 2020       | 2022         |
|---------------------------------------------------|--------------|--------------|------------|------------|--------------|
| Affordability                                     | Unaffordable | Unaffordable | Affordable | Affordable | Unaffordable |
| Affordable Homes Sold                             | 7            | 7            | 63         | 22         | 0            |
| Home Price Affordable to Median Income            | \$164,419    | \$128,743    | \$293,348  | \$306,732  | \$239,170    |
| Households Unable to Afford Median Home           | 105          | 124          | 178        | 203        | 387          |
| Households Unable to Afford Median Home (%)       | 55.3%        | 68.5%        | 47.5%      | 47.4%      | 89.6%        |
| Income Needed to Afford Median Home Price- Annual | \$55,455     | \$57,495     | \$70,313   | \$69,202   | \$202,488    |
| Income Needed to Afford Median Home Price- Hourly | \$26.66      | \$27.64      | \$33.80    | \$33.27    | \$97.35      |
| Index                                             | 0.89         | 0.68         | 1.05       | 1.06       | 0.34         |
| Median Home Price                                 | \$185,000    | \$190,000    | \$279,000  | \$289,500  | \$710,000    |
| Median Income                                     | \$49,286     | \$38,958     | \$73,929   | \$73,321   | \$68,210     |
| Percentage of Unattainable Homes Sold             | 61.1%        | 74.1%        | 32.3%      | 47.6%      | 100.0%       |
| Total Households                                  | 190          | 181          | 374        | 429        | 432          |
| Unattainable Homes Sold                           | 11           | 20           | 30         | 20         | 30           |

MaineHousing, the Maine State Housing Authority, produces housing affordability index that indicates if an area is considered affordable or unaffordable based on the ratio home prices that are affordable to the median income and the actual median home price. An index of less than “1” means the area is generally unaffordable, which means that a household earning area median income could not cover the payment on a median priced home (30-year mortgage, taxes, and insurance, using no more than 28% of gross income).

The table above shows MaineHousing Affordability Index data from select years between 2006 – 2022. According to the index, in 2006 and 2010, there were only seven affordable homes sold in Carrabassett Valley, with the median home price around \$190,000 and the median income listed as \$49,628 and \$38,958, respectively. In 2015 and 2020, the index lists Carrabassett Valley as affordable, with higher median home prices (in the high \$200,000 range) but also higher median incomes around \$73,000. Two years later, in 2020, the median income declined and the median home price went up dramatically from \$289,500 to \$710,000. The following graphs chart the MaineHousing Affordability Index for each year from 2006 to 2022 for Carrabassett Valley, and from 2000- 2020 for Franklin County, and the state of Maine. The final graph shows the three lines together.





## CURRENT ANALYSES, PARTNERSHIPS, AND INITIATIVES

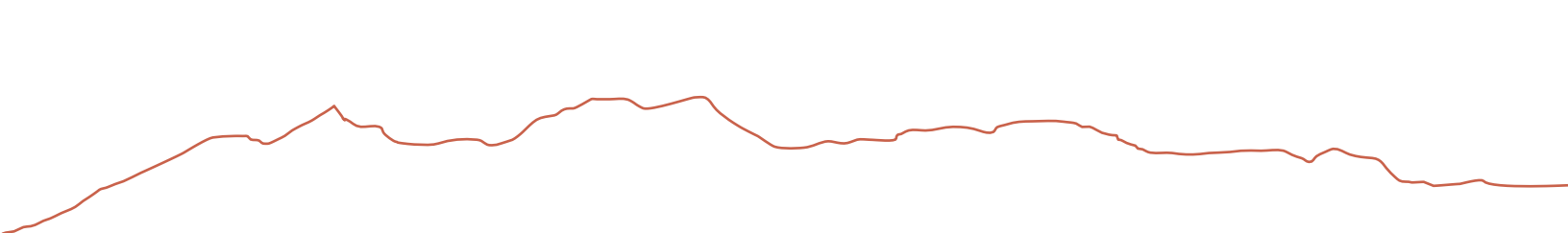
In the last several years, the Carrabassett Valley Regional Housing Committee worked together with Camion Associates to produce the Regional Workforce Housing Needs Assessment and Strategy for the five towns of Carrabassett Valley, Eustis, Kingfield, Wyman Township, and Coplin Plantation (February 2022). The report confirmed that there is a strong unmet need for workforce housing in the study area, including rental units, homeownership units, and seasonal rooms, and provided specific data for those categories. Study findings also concluded:

- **Local workers are largely priced out of the ownership market.** Single-family homeownership is out of reach of many workers whose income does not allow them to afford the current sale price of most homes. Home prices have increased upwards of 25%-40% in the last few years, driven by high demand from seasonal visitors and second-home buyers.
- **Workers also struggle to year-round/long-term rental units at attainable price points.** Rental units are also seeing price increases that are pushing them beyond the means of local residents and workers. Rental price increases are driven in part by conversions of units from year-round or part-year rental housing to short-term rentals (STRs). Year-round rental units at any price point are in extremely short supply.
- **Seasonal workforce housing is needed.** The need for workers increases significantly in the winter months, driven by hiring at Sugarloaf. It was suggested that dorm-style seasonal housing would be well utilized in the local area, as well as other types of housing.
- **The lack of rental housing is constraining hiring at local businesses.** Businesses interviewed indicated that there is an urgent need for affordable/attainable rental housing units. Some businesses have been able to provide their own housing to employees, but more is needed. These trends are putting pressure on businesses across a variety of industry sectors to survive and grow.
- **Zoning is a potential challenge to the development of workforce housing in the region.** Local zoning often limits residential development to one unit per acre, precluding multifamily development. Multifamily housing could be delivered to prospective buyers and renters at lower price points, as land costs can be spread over multiple units and other economies of scale can be achieved.

Using the findings and recommendations from the Regional Workforce Housing Needs Assessment and Strategy, residents and business owners formed the Western Maine Mountain Housing (WMMH), a nonprofit volunteer collation founded to address this issue. The group states that “Making sure housing remains affordable in western Maine is, for us, a personal quest to preserve the character of the towns we love and make sure many more generations call western Maine home.”

WMMH is a non-profit dedicated to maintaining the economic and civic health of western Maine by creating permanently affordable, year-round workforce housing for individuals and families in Kingfield, Carrabassett Valley, Wyman Township, Coplin Plantation, and Stratton/ Eustis. They are based in Kingfield with board members from each of the affected towns. Their mission is “We will lead a process engaging communities and businesses to seek suitable sites, funding, and developers to create workforce housing for individuals and families.”

The coalition is actively pursuing projects and opportunities become available.



# NATURAL RESOURCES

## KEY FINDINGS

- **Carrabassett Valley is ecologically rich.** The diverse ecosystems (old growth forests, cirques, rivers, and forested areas) contribute to the valley's ecological richness and offer habitats for a range of plant and animals, including rare and endangered species. Numerous wetlands provide habitat and flood control. Protecting and preserving natural ecosystems in the town is essential for maintaining the valley's natural beauty, ecological integrity, and valuable natural resources as well as making the area more resilient to environmental changes.
- **Carrabassett Valley is exceptionally scenic.** With a large amount of land in conservation, scenic views abound in Carrabassett Valley, such as those from "Oh My Gosh Corner", Burnt Mountain, and Sugarloaf Mountain. These viewpoints and scenic areas contribute to the community identity and the valley's appeal as a mountain resort community. Route 27 is a state-designated scenic corridor. The dark night sky is also a scenic resource in Carrabassett Valley.
- **The extensive trail network is a critical part of the recreation economy.** Trails such as the Appalachian Trail and the Narrow Gauge Pathway provide access to the valley's vast forests and mountains. As flooding events increase in frequency and intensity, Carrabassett Valley should identify opportunities to proactively address flooding issues in close coordination with county planning efforts and surrounding towns.
- **The Carrabassett River plays a central role in the community.** Within the Town of Carrabassett Valley, the Upper Carrabassett River provides both scenic beauty and recreational opportunities as it traverses the valley and winds along Rt 27 and the Narrow Gauge Pathway. With so much of the watershed comprised of protected and/or undeveloped lands, the Carrabassett River has a Class AA rating for water quality (the State's highest ranking). The river carries a lot of water and flood mitigation is an increasingly pressing issue.
- **Groundwater protection is critical.** Most residents rely on groundwater from bedrock wells and sand and gravel aquifers. Non-point sources of pollution such as road salt, run-off, and industrial waste can threaten these important resources. PFAS (Per- and Polyfluoroalkyl substances) are an increasing and serious concern in Maine and across the country. These "forever chemicals" pose significant health risks. The town's Sanitary District and the Water Association tests for PFAS.
- **Sustainable forest management practices are key.** In an area rich with forest resources the balance between timber extraction, environmental conservation, and recreation is critically important. Approximately half of the town is a managed forest that is timber-harvested by the Penobscot Nation and Weyerhaeuser. The Town of Carrabassett Valley has adopted statewide standards for timber harvesting in shoreland areas, ensuring responsible management practices in the shoreland and in all areas of the town. In addition, people who need harvesting permits must come before the Planning Board.

## OVERVIEW

Carrabassett Valley's natural resources have always been a draw. For centuries, and still today, Wabanaki hunted game in the valley. By the early 1800s, Europeans moved in to harvest timber and mill it on the river banks. After World War II, the valley began attracting skiers and hikers with its scenic beauty and challenging terrain. Carrabassett Valley has since become one of the northeast's major, year-round, mountain resort communities.

The Carrabassett River is the community's backbone. It connects the upper and lower valleys and creates a web of important places across the town. Its headwaters begin in Caribou Valley and are fed by Huston Brook, Poplar Stream, Redington Pond Outlet, and other sources. The river tumbles through the valley. The Narrow Gauge Pathway follows the river and provides a treasured riverside trail for non-motorized access from the upper valley down to the Town Park.

Over 95% of the land in Carrabassett Valley is undeveloped and scenic views abound. "Oh My Gosh Corner," with its sweeping views of Burnt, Sugarloaf, and Crocker Mountains, is a scenic resource. Other scenic resources include the views of Bigelow Mountain as well as the views from Burnt Mountain and Sugarloaf Mountain. In addition, trails and forests are important recreational resources for Carrabassett Valley. The Carriage Road from Valley Crossing to the frontage on Flagstaff Lake and to the state-owned and managed Bigelow Preserve is an important connection. The Appalachian Trail makes its way through Carrabassett Valley.

## TOPOGRAPHY

The topography of Carrabassett Valley is characterized by rugged mountain terrain, with steep slopes and valleys. The valley is nestled among several prominent peaks, including Sugarloaf Mountain, Crocker Mountain, Bigelow Mountain, and Burnt Hill. The peaks of these mountains rise to as high as 4,237 feet at Sugarloaf, 4,168 feet at Crocker, and 4,150 feet at Bigelow.

The topography in the environment runs very steep to more than 50% on the faces of a few of the peaks. In fact, nearly one-third of the Town's total land area has a slope of 20% or steeper. The steep slopes have their most limiting effect on the eastern and northern sides of Route 27, where they fall to within a few thousand feet of the roadway and the river.

The Carrabassett River flows through the valley, creating a network of streams and tributaries. Additionally, there are areas of flatlands, floodplains, and wetlands interspersed throughout the valley floor, offering diverse habitats and landscapes. Overall, Carrabassett Valley's topography is defined by its dramatic mountainous features and scenic beauty.



*Carrabassett River. Photo courtesy of Garrett Corbin*

## WATERSHEDS AND WATER BODIES

Carrabassett Valley falls largely within the watershed of the Carrabassett River. The Carrabassett River Watershed is part of the Kennebec River Basin which occupies approximately 5,900 square miles of southwestern Maine. The headwaters of the river basin originate in the Appalachian Mountains on the international border with Canada. The upper two-thirds of the basin above Waterville are hilly and mountainous and the lower third of the basin has the gentle topography representative of a coastal drainage area. The Kennebec River originates at Moosehead Lake and flows south approximately 145 miles to Merrymeeting Bay.

The Carrabassett River Watershed is crescent-shaped, running in an east-west orientation. The “top” of the crescent is bounded by Crocker Mountain in the extreme western part of the town, Bigelow Mountain to the north, and Poplar Mountain in the extreme eastern part of the Town. The “bottom” of the crescent is bounded by Sugarloaf Mountain, Burnt Hill, and Owls Head.

The Watershed’s topography is very dramatic. The peaks of these mountains rise to as high as 4,250 feet at Sugarloaf, 4,168 feet at Crocker, and 4,150 feet at Bigelow. The Carrabassett River itself, from its rise in Caribou Pond near Crocker Mountain to its departure from the Town in the southeastern corner, falls nearly 2,100 feet. Not surprisingly, the topography in the environment runs very steep to more than 50% on the faces of a few of the peaks. In fact, nearly one-third of the Town’s total land area has a slope of 20% or steeper, the cut-off for most types of residential and commercial development, and the level above which the Maine State Plumbing Code prohibits use of on-site wastewater disposal.

The steep slopes have their most limiting effect on the eastern and northern sides of Route 27, where they fall to within a few thousand feet of the roadway and the river. In these areas, “deep” development that penetrates beyond the immediate valley is very limited.

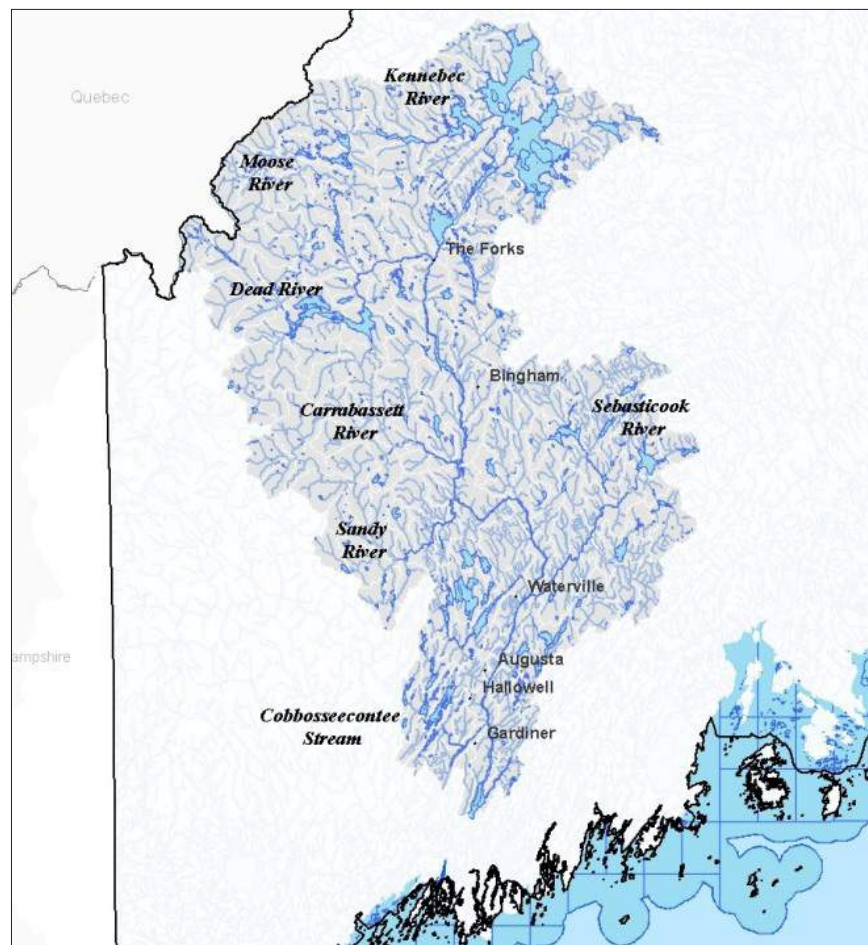
Carrabassett Valley is not all steep slopes. The majority of the land can be considered moderate terrain. More than 11% of the Town is virtually flat (0%-3% slopes), while 29% is between 3% and 10%. For the most part these flat lands are wider in the flood plain, are on a major aquifer, or are beaver flows or bogs.

These gradual slopes are predominantly located to the west and south of Route 27. In these areas, slopes of 10% or less predominate for up to a mile or more from the river. Deep subdivision development here not only is possible but has occurred—in Redington and Sugarloaf Village, for example, and at the base of Sugarloaf Mountain itself.

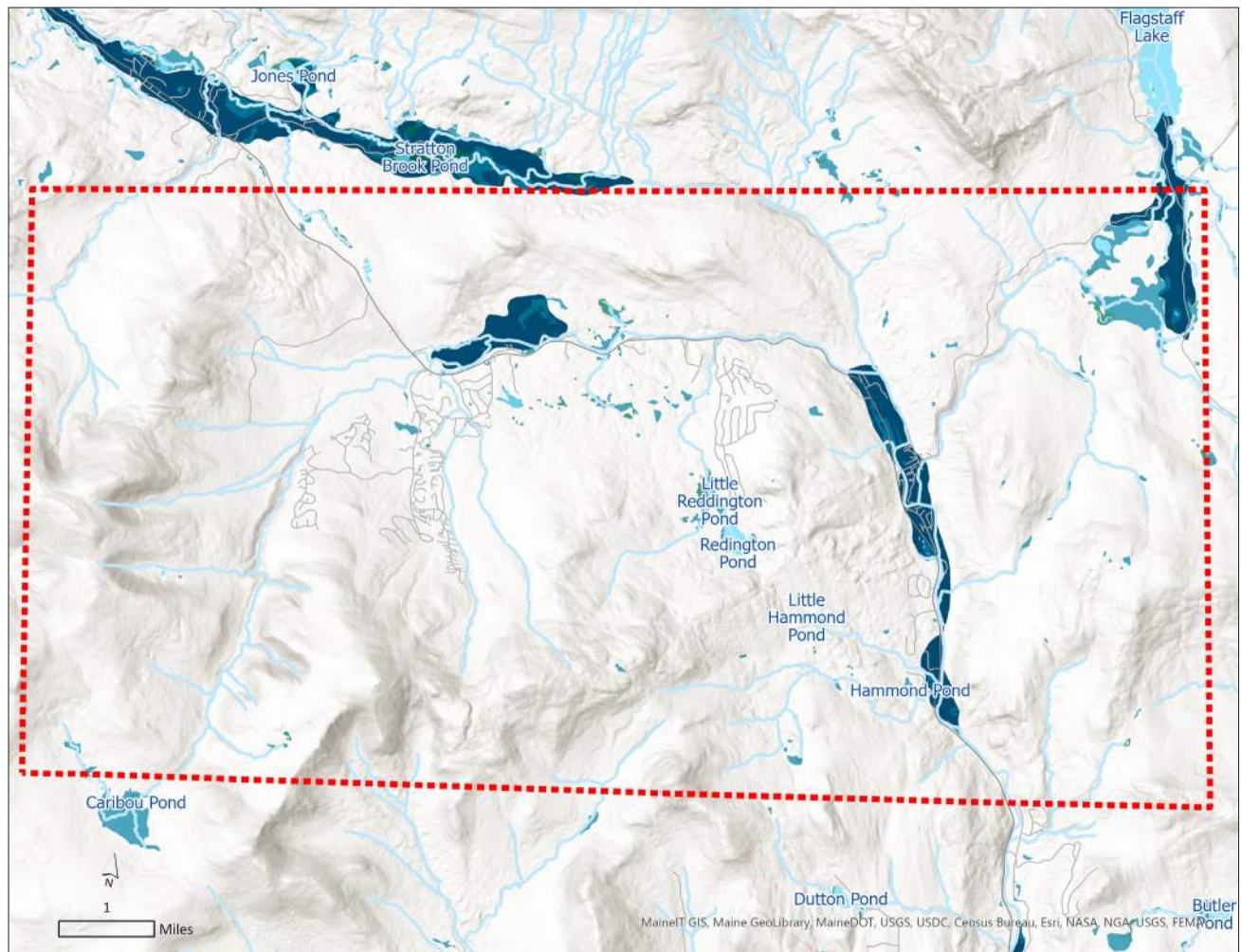
While most of the Town of Carrabassett Valley drains ultimately to the Carrabassett River, in most cases it is via tributaries to the Carrabassett, which in turn have smaller watersheds of their own associated with them. The health and quality of these tributaries dictate the health and quality of the Carrabassett River. The tributary watersheds of most importance for land-use planning are:

- The **Brackett Brook Watershed** feeds the Carrabassett River from the south next to Carrabassett Valley Academy. This watershed encompasses the whole north face of Sugarloaf Mountain and most of Burnt Hill. It is within this watershed that almost all of the intensive condominium and other development associated with Sugarloaf has occurred.

- The **Redington Brook Watershed** joins the Carrabassett River from the south at the entrance to the Redington Development. The development is on the east side of this small stream valley. At the upper end of the Brook are a series of small ponds, the largest of which is Redington Pond. Redington Pond has an area of 64-acres and a maximum depth of 6 feet.
- The **Poplar Stream Watershed** drains the northeastern corner of Carrabassett Valley and joins the Carrabassett River near Valley Crossing. This watershed is mostly undeveloped until it flattens out near the Carrabassett, where the dense settlements of Valley Crossing, Carrabassett Village, Poplar Stream, and, just to the south, Spring Farm are located.
- The **Huston Brook Watershed** flows out of the Bigelow Range and joins the Carrabassett River north of Carrabassett Village. This watershed has steep slopes off the adjacent Bigelow Mountain Range and then collects from the flatter lowlands downslope. It is virtually undeveloped except for modest amounts of logging in CV and in the adjacent Bigelow Preserve.
- The **Hammond Field Brook Watershed** flows off of the eastern slopes of Owls Head and Burnt Hill into the Carrabassett. This watershed has modest slopes, and experiences modest amounts of logging.



*Kennebec River Basin and Major Tributaries. Source: Maine River Basin Report, Maine Department of Agriculture, Conservation, and Forestry.*



## Town of Carrabassett Valley Hydrological Features

Source: Maine Department of Environmental Protection

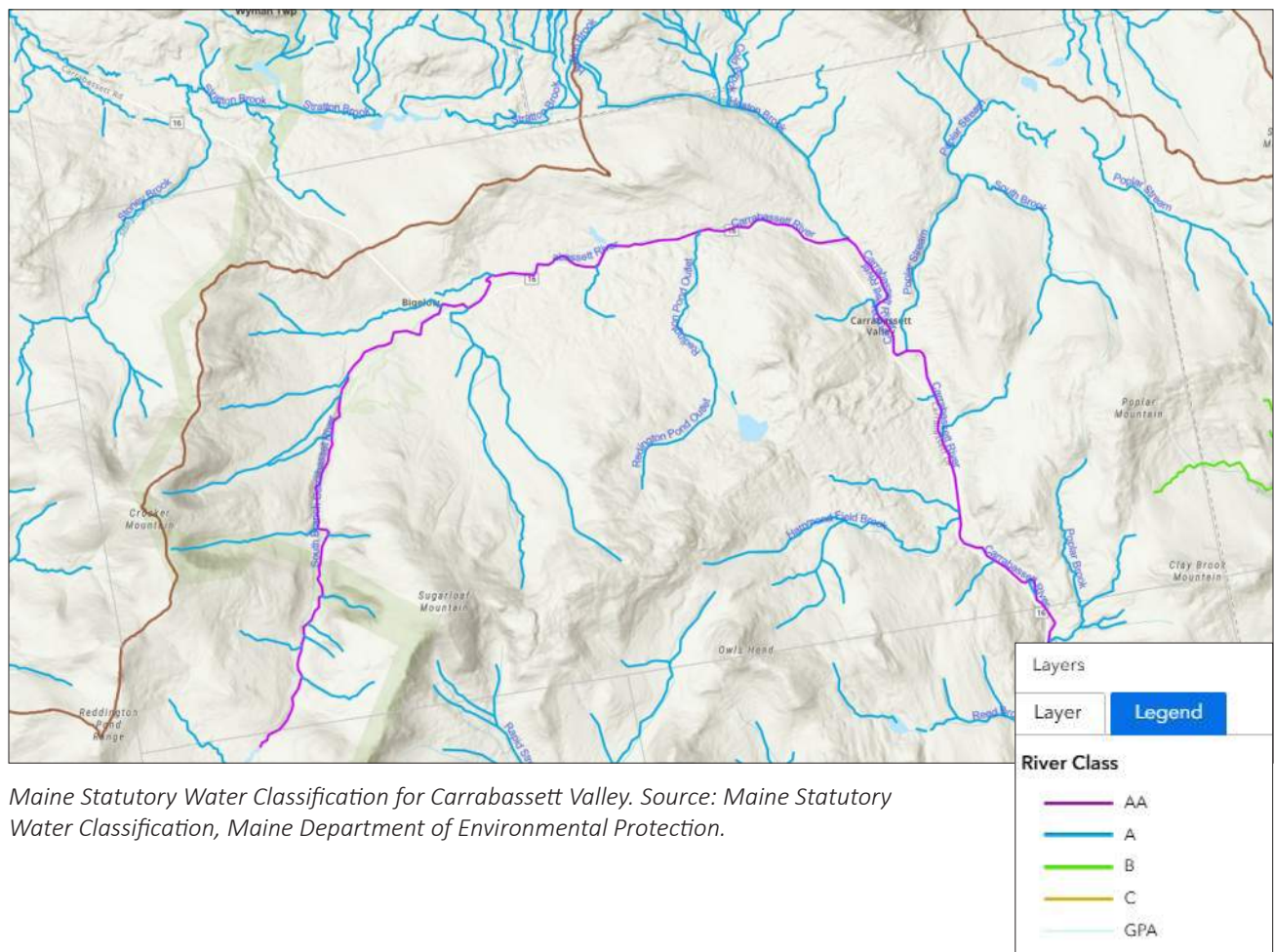
- |                                   |                    |
|-----------------------------------|--------------------|
| Carrabassett Valley Town Boundary | Maine NWI Wetlands |
| Lakes, Ponds, and Streams         | Forested/Shrub     |
| Maine Aquifers                    | Emergent           |
| Maine Lakes and Ponds             | Marine Deepwater   |
|                                   | Marine             |
|                                   | Other              |

Aside from the river, there are no other significant water bodies in Carrabassett Valley. Additional water features include the rapids and small waterfalls at several points along the Carrabassett River, Poplar Stream, and Huston Brook. While these rapids and falls may not be significant by statewide standards, they do add an aesthetic dimension to the recreational potential of the town and warrant preservation for town-wide enjoyment.

## WATER QUALITY

The Carrabassett River in Carrabassett Valley is a Class AA water body in terms of water quality (the State’s highest ranking), despite being one of the most heavily developed watersheds in the state. Class AA waters are those that are suitable for drinking water (after disinfection), fishing, swimming, and other activities. The tributaries of the Carrabassett River are Class A water bodies.

In 2007 and 2012, algae samples taken by Maine Department of Environmental Protection from the South Branch of the Carrabassett River (90 meters upstream of Route 27) indicated that “nuisance” algae cover was at 2% and 1% respectively. In 2017, no nuisance algae cover was found, indicting a slight reduction over time of algae in the river.



# WATER QUALITY MONITORING AND POLLUTION

## WATER POLLUTION

The town's water resources are vulnerable to future sources of pollution. Water pollution is generally divided into two types: point source pollution (those locations that are identifiable outfall points, which are highly regulated) and nonpoint source (everything else that flows into surface water from everywhere else besides a regulated outfall from either surface flow or ground water flow, or deposited by the atmosphere).

Water quality in Carrabassett Valley meets the state's highest classifications due in large part to the appropriate handling of wastes in the development of Sugarloaf Mountain. However, nonpoint sources of pollution such as road salt, run-off, and oil threaten the community's surface and groundwater resources. Examples of nonpoint pollution concerns include:

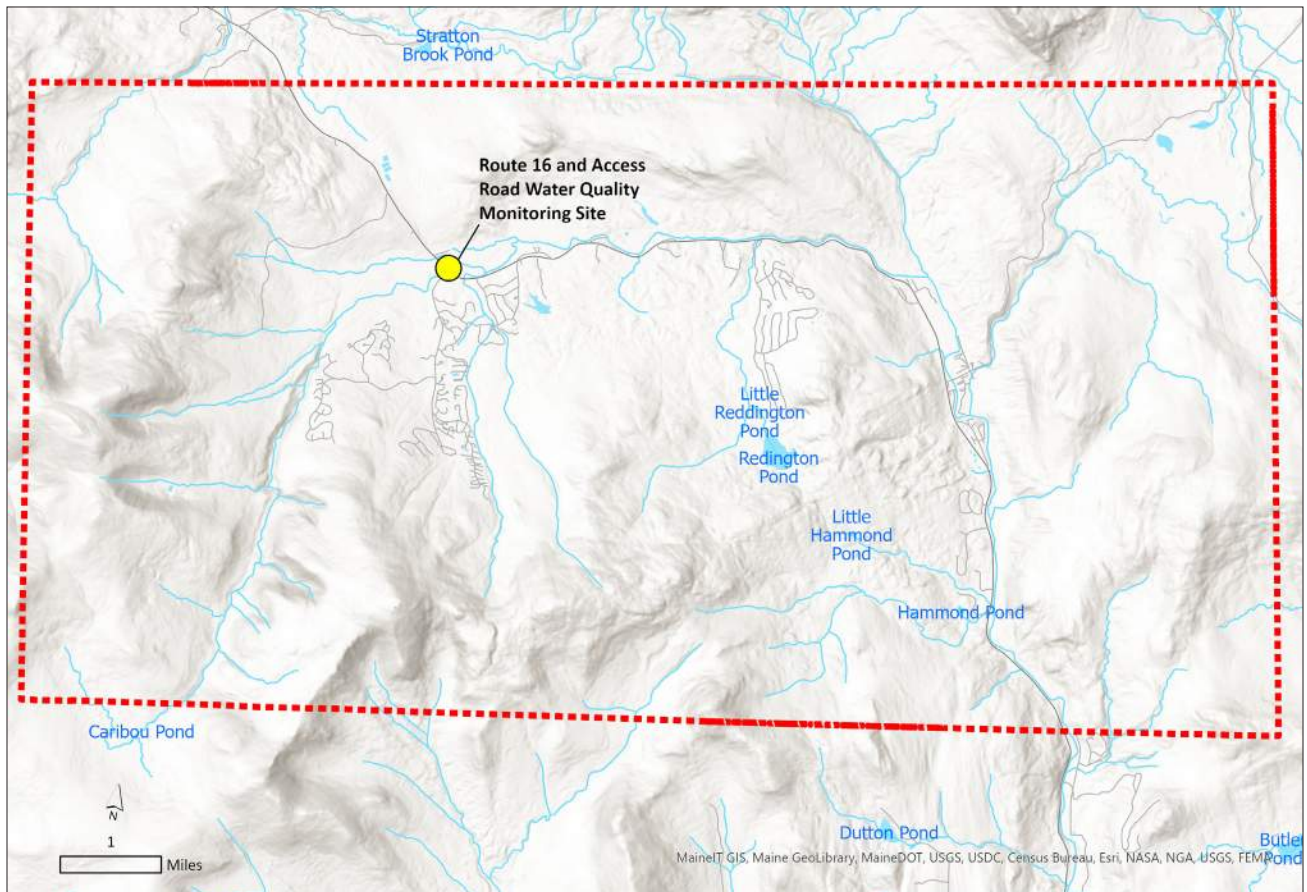
- Development on steep slopes and erodible soils could lead to sedimentation of the Carrabassett River if the present high level of erosion control isn't maintained over the long run.
- The Carrabassett River, its tributaries, and the small ponds in Carrabassett Valley may be susceptible, especially during the low flow summer months and during droughts, to nutrient and fertilizer loads washing off the golf course, lawns, parking lots, and other developed areas. These loads have the potential of triggering algae blooms in slow-moving parts of the river, depriving fish life of oxygen.
- Intensive use of subsurface waste disposal systems in highly permeable soils overlying the town's aquifers — the water supply for a majority of off-mountain residents — could affect ground water quality. Increased use could result from the conversion of seasonal camps to year-round use and the increase in the number of water-using appliances (e.g. garbage disposals, dish-washers, washing machines) if greater numbers of families move into town.

Nonpoint sources are much harder to regulate. The sum total of all nonpoint source pollution in a watershed typically outweighs effluent from any given regulated point source. For most of the state, reduction of nonpoint source pollution relies almost exclusively on private landowners and the decisions they make on their property. Forestry, agriculture, residential/commercial development, roads — all these different land uses have a cumulative impact on surface water quality.

Water quality standards are not enforceable at the private property owner level. State laws that protect water quality include the Erosion and Sedimentation Control Law, Stormwater Law, Site Location of Development Law (SLODA), Shoreland Zoning, and Subsurface Wastewater Disposal. These laws are designed to prevent nutrient loading into surface water sources (i.e. contractors need to ensure soil doesn't leave their construction site, shorefront owners have to maintain a buffer zone, developers are only allowed to export a certain amount of phosphorus in certain watersheds, etc.), but these laws do not directly enforce the standards.

## WATER QUALITY MONITORING

The Maine DEP conducts regular monitoring on the South Branch of the Carrabassett River, near the intersection of Rt. 16 and Access Rd. Monitoring takes place on a 5-yr rotation, and the Kennebec River Basin (of which the Carrabassett River is a sub-basin) is due for monitoring in 2027. There are also 8 lakes/ponds in Carrabassett Valley: 4 are unnamed (MIDAS #'s 8609, 8617, 8621, 8623), Little Redington Pond (MIDAS # 8615), Redington Pond (MIDAS #36), Little Hammond Pond (MIDAS #8619), and Hammond Pond (MIDAS # 58). None of these ponds have been sampled by DEP.



### Town of Carrabassett Valley Water Quality Monitoring

Source: Maine Department of Environmental Protection

- ▬ Carrabassett Valley Town Boundary
- ▬ Maine Lakes and Ponds
- ▬ Maine Streams

## FLOODING

Water abundance is one of the area's most valuable natural resources and its primary hazard. Flooding is a significant and mounting concern in Carrabassett Valley due to high precipitation (over 42 inches a year) coupled with steep topography. The town is especially vulnerable to flooding during the spring when the deep snowpack is melted by warm weather in combination with heavy or sustained rains; or during periods of increased rainfall any other time during the year. Today, flooding is becoming more common and destructive due to shifts in the climate leading to increasing precipitation volume, intensity, and frequency and more precipitation falling as rain instead of snow.

### Historical Flooding Events

The Town of Carrabassett Valley has experienced several significant flooding events:

**1987:** During a storm on April 1, 1987, flooding caused major damages throughout the Town, prompting a Federal Disaster Declaration. The flood water was said to be moving at 12,000 cubic feet per second in some areas. The town declared \$44,696 in damages (in 1987 dollars).

**2011:** On August 28, 2011, two bridges, 300 feet apart on Route 27 in Carrabassett Valley, collapsed within minutes of each other as Tropical Storm Irene dumped more than 8 inches of rain on the area. The bridge collapses halted traffic but also isolated everything between the two bridges including the entrance to Sugarloaf. Motorists had to use long detours after the washouts to reach the area.

**2017:** In November 2017, flooding significantly damaged roads and recreational trails, prompting a Federal Disaster Declaration. A culvert at the Bigelow Station Bridge was blocked by a snowmobile bridge that had washed away, resulting in water pouring over Route 27. Parts of the Narrow Gauge Pathway were damaged and the Campbell Field Bridge needed to be completely replaced. A Special Town Meeting was held to appropriate \$90,000 to begin repairing the Narrow Gauge Pathway and replace the Campbell Field Bridge. The Select Board also approved spending \$15,000 for road repairs. The town declared \$285,126 in damages (in 2017 dollars).

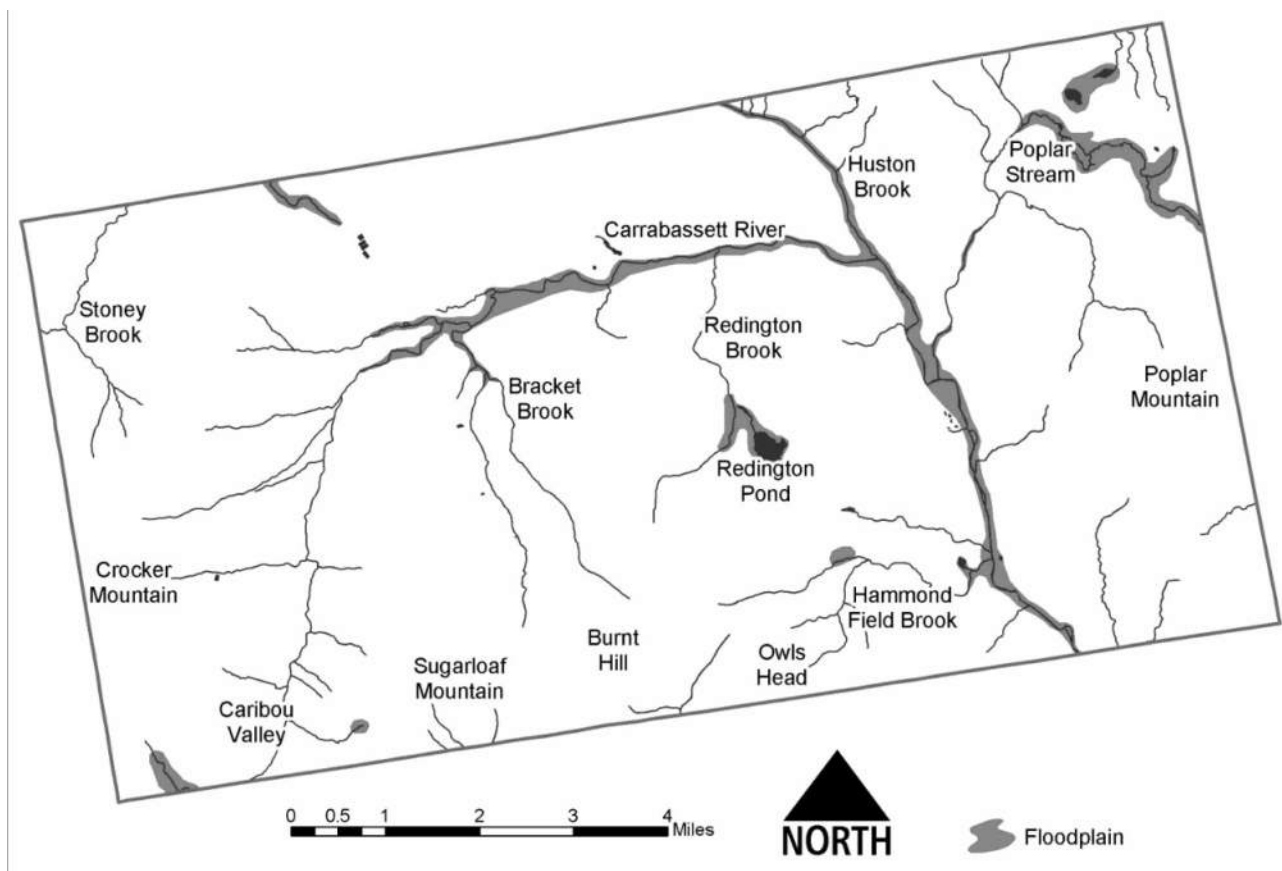
**2023:** A flooding event on May 1, 2023 caused significant damage to the Town Lot Road and the Narrow Gauge Pathway with the repair costs estimated at \$114,500. This sum included replacing existing culverts with concrete arch culverts that would hold up better against the elements in the future.

On December 18, 2023 there was another significant flooding event that caused power outages and significant damage to roads and infrastructure which closed schools and government buildings. Route 27 was closed from Kingfield to Canada. The road closures coupled with damage to the Sugarloaf campus led Sugarloaf to close operation the next day. The flooding caused damage to interior roads and trails at the Outdoor Center and to the Narrow Gauge Pathway and several private homes experienced expensive damage. The town expended \$25,081 in repair work from the damage and anticipates expending approximately \$145,000 in additional repairs for the Narrow Gauge Pathway and adjourning trails, the interior Outdoor Center roads/trails and the Tennis Court in the Town Park. The town proposed expending up to \$100,000 from Town undesignated surplus for repairs that FEMA may not fund and possibly for more permanent repairs to the Narrow Gauge Pathway if determined to be feasible.

## FLOOD MAPPING

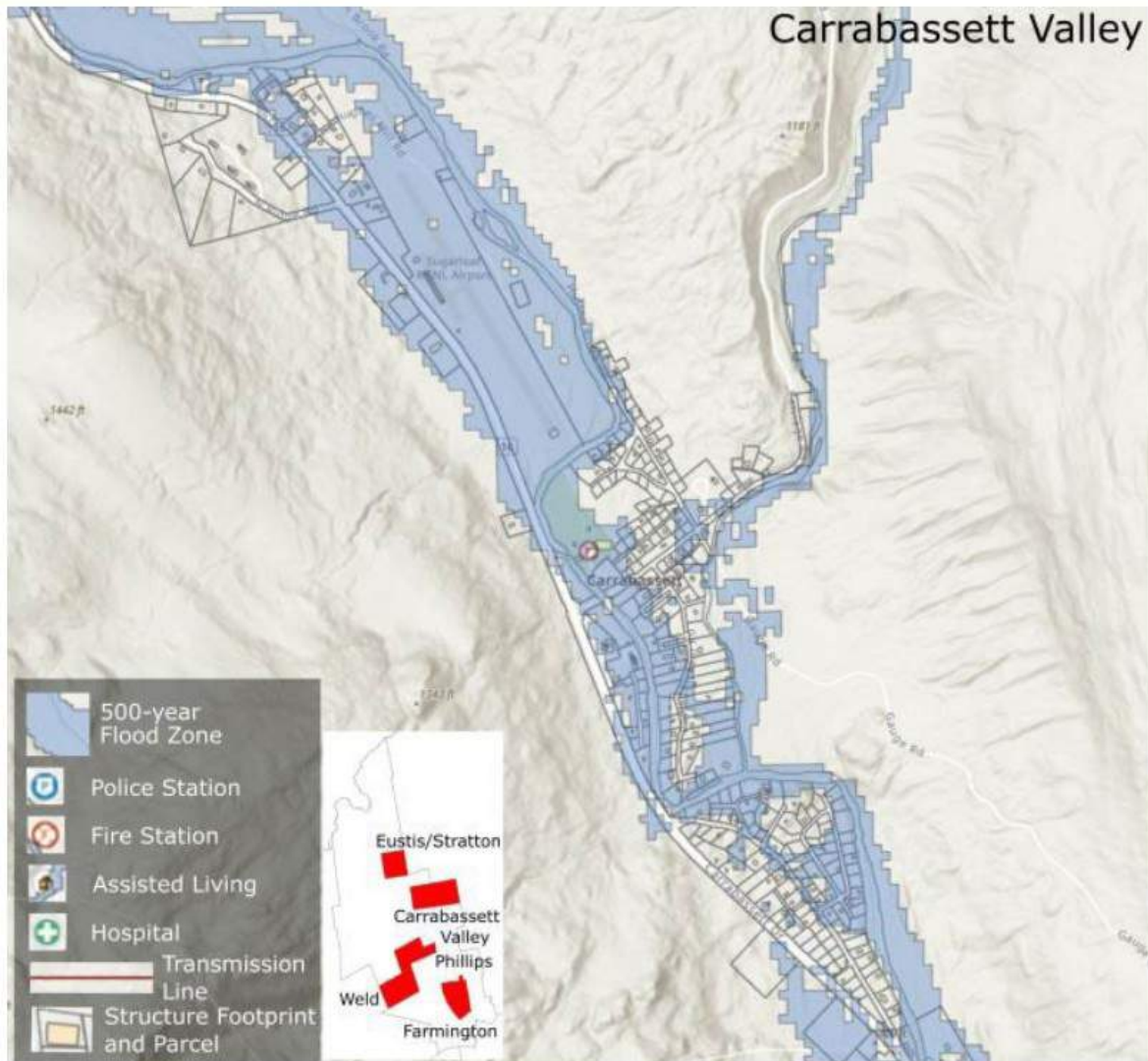
After the April 1987 flooding, the Federal Emergency Management Agency prepared a Flood Hazard Boundary Map for Carrabassett Valley (Figure 6). Excluding the wetlands at the headwaters of many of the tributary streams, the largest floodplain identified is between the airport and Spring Farm. Any intensive development proposed for this area should be preceded by a more thorough investigation of the limits of the floodplain and the probable effects of floodwaters on development.

With the increased development on Sugarloaf Mountain, some downstream effects may be noticeable if proper stormwater management measures are not followed. High density land use should be balanced by adequate reserve areas for detention basins and other devices to minimize increased discharge rates.



*FEMA Flood Hazard Boundary Map, Carrabassett Valley*  
*Source: 2003 Carrabassett Valley Comprehensive Plan*

FEMA maintains and updates flood maps that illustrate the risk of flooding for towns in Maine, however there are no FEMA flood maps for Carrabassett Valley. To fill this data gap, the Franklin County Emergency Management Agency obtained models by Maine Emergency Management Agency (MEMA) showing flood locations and extents of a 500-year flood event for Carrabassett Valley (see Figure 7). These models and maps are available in the 2023 Hazard Mitigation Plan for Franklin County, Maine. Franklin County Emergency Management Agency.



*500-year Flood Scenario, Carrabassett Valley*  
 Source: Maine Emergency Management Agency Models, 2023 Franklin  
 County Hazard Mitigation Plan

## FLOOD RISK

According to The Nature Conservancy’s Culvert Flood Risk Explorer (CFRE), Carrabassett Valley has six road-stream crossings at high flood risk (more than 65% chance of flooding in a 30-year period), two culverts at medium flood risk (33-65% chance of flooding), and seven with low flood risk (less than 33% chance of flooding). There are 16 additional road-stream crossings that were not assessed due to a lack of data availability. (The definition of a “flood” in this case is “a flood event that would overwhelm the culvert’s capacity to pass water and overtop onto the road.”)

If flooded, detours around the 15 road-stream crossings that were assessed would total 339 total miles. The Nature Conservancy’s Maine Aquatic Barrier Prioritization Tool indicates that critical habitat for Brook Trout and Salmon could be improved by removing the existing road-stream crossing and replacing it with a crossing designed to accommodate floods and fish passage.

## GROUNDWATER & WETLANDS

Groundwater is the sole source of water supply for off-mountain residents of Carrabassett Valley and an increasingly important water source for Sugarloaf Mountain's operations. Off-mountain, three sizeable sand and gravel aquifers have been located by the Maine Geologic Survey. All three are classified as "low yield," which means that shallow wells can be expected to produce 10-50 gallons per minute. However, some areas have been located that produce a much higher yield.

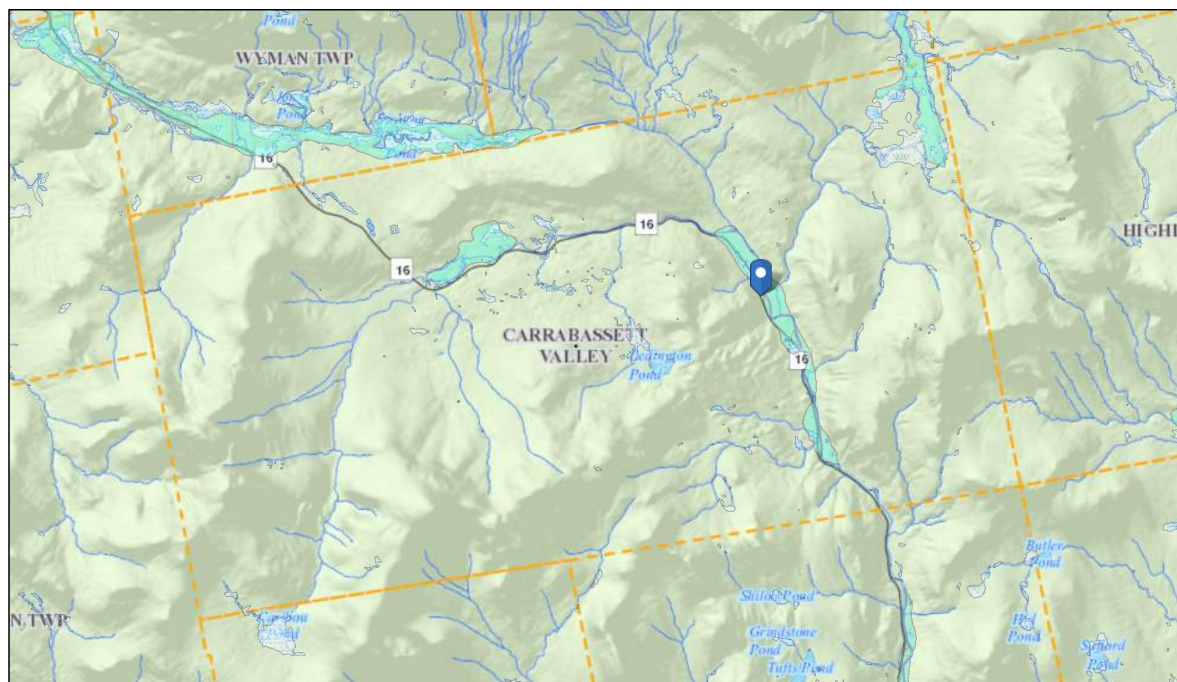
Two of the aquifers are in crucial areas along Route 27, where they are able to serve much of the Town's population but at the same time are vulnerable to contamination. The first is about 2.75 miles in length and up to 1,000 feet in breadth. It runs along the Carrabassett River on the north side of Route 27, from Sugarloaf Village nearly to the Redington entrance. The second aquifer is about 3.75 miles in length and 1,300 feet in breadth. It runs along the Carrabassett River on the east side of Route 27 from Huston Brook to Hammond Field Brook. The third known aquifer is in the extreme northeast corner of the town, associated with a tributary to Flagstaff Lake. It is located along the Long Falls Dam Road, which is virtually uninhabited.

While the three aquifers have been identified, not much more specific information is known about this resource, which covers 2% of the surface area of the town. Additional study should be carried out to determine the quality and potential quantities of available water, and its role in meeting the water needs of Carrabassett's future. Currently, at least 14 state classified public water supply wells tap the groundwater resources of the Town. Five of these are located in the Brackett Brook Watershed and the remaining wells are in the Carrabassett River Watershed. Some are managed by the Sugarloaf Water Association, while other public water supply wells are independently managed by their respective operating establishments.

It should be noted that the recharge areas for these aquifers—the areas which absorb rainfall, transport the water to the aquifers, and help purify it along the way—undoubtedly are considerably wider than the aquifers themselves. While the recharge areas haven't been formally identified, they probably are bounded by the rising slopes on either side of the aquifers.

Carrabassett Valley's wetlands are spread across town, but are mostly near the headwaters of Poplar Stream and Redington Brook (Figure 8 below). A series of wetlands are associated with the length of the Carrabassett River and its tributaries. Many of the larger wetland complexes are considered important waterfowl and wading bird habitat by the Maine Department of Inland Fisheries and Wildlife.

The ecological importance and value of wetlands have only become widely understood and appreciated over the last twenty years. Historically, these low, damp areas were considered wastelands, unsuitable for development and therefore only worth draining and filling. With increased understanding of their ecological role, that perception has changed. Wetlands control erosion, store flood waters, recycle nutrients, filter pollutants, and recharge groundwaters. They provide open space and habitat. They are some of Maine's most productive and important natural resource areas.

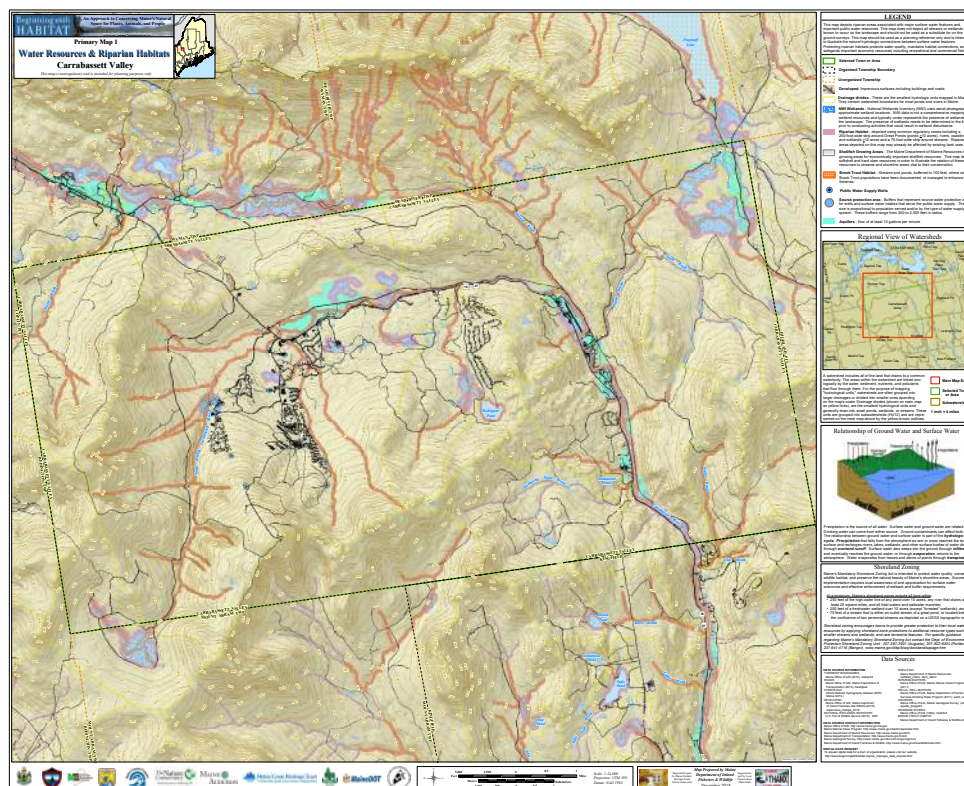


May 3, 2024

- Aquifers
- National Wetlands Inventory Wetlands

National Wetlands Inventory and Aquifers, Carrabassett Valley

Source: Beginning with Habitat, Maine Department of Inland Fisheries and Wildlife



Water Resources & Riparian Habitats, Carrabassett Valley

Source: Beginning with Habitat, Maine Department of Inland Fisheries and Wildlife

## SOILS

The mountains that predominate the Carrabassett Valley landscape were covered by the Wisconsin Ice Sheet approximately 12,000 years ago. As this relatively recent glacier retreated, it left behind glacial till and other water-basin deposits that serve as the parent material for the majority of the current soil. The top soils are generally thin, gravelly, and highly erodible.

More than twenty soils are represented in Carrabassett Valley. Each offers limitations and opportunities for the Town's growth. The most prevalent soils are those in the Berkshire and Lyman series. The Berkshire series consists of deep, well-drained soils in upland areas. Formed in glacial till, these soils typically have a very stony, sandy loam surface overlying fine sandy loam. In areas of gentle-to-medium slope (3% to 15%), limitations to building site development, including use of leach fields for waste disposal, are slight-to-moderate. Berkshire soils on such slopes are found in small patches along Route 27 from its southerly entry into Town to about the airport, and again in small patches in the Huston Brook watershed. A substantial band of the soil then stretches from Redington to the Sugarloaf Village subdivision at varying distances from Route 27.

Berkshire on these gradual slopes represents the best soil in town for site development that relies on on-site waste disposal. The State Plumbing Code requires leach fields in this soil to be of medium size, and recommends a minimum lot size of 25,000 square feet. The Berkshire soils also are prevalent on many of the steep slopes (20% or more) in town, where limitations to development are severe and on-site waste disposal is prohibited.

The Lyman series are shallow soils, somewhat excessively drained and, like the Berkshire series, located in upland areas. Lyman soils also formed in glacial till and have a very stony, fine sandy loam. Bedrock typically is at a depth of just 17 inches. Outcrops are common. This shallow depth to rock imposes severe limitations on development. Provided slopes are not steep, on-site waste disposal is feasible with medium-large absorption fields. Recommended minimum lot size is 30,000 to 35,000 square feet. In Carrabassett Valley, however, most of the Lyman soils are in fact on the steep slopes of mountainsides.

In addition to the Berkshire and Lyman series, important soil groups in Carrabassett Valley are:

- The Peru series are very deep, moderately well drained soils in upland areas. They are stony and very stony, loamy soils overlying mottled, sandy loam subsoils. The mottling is a sign of a seasonally high (1.5 to 2.5 feet) water table. The resulting wetness and slow percolation of the soil limit development opportunity somewhat. For housing development with on-site waste disposal, 30,000 to 35,000 square foot lots with large absorption fields are recommended. The Peru soils appear to be especially prevalent in the central and western portions of Carrabassett Valley, including the area on which much of the condominium development on Sugarloaf Mountain is built. This housing, however, uses a centralized sewerage system rather than on-site waste disposal.
- The Madawaska series are deep, moderately well-drained soils on terraces and outwash plains. These soils are fine sandy loams with mottled subsoil, indicating seasonally high groundwater at 1.5 to 3.0 feet. They are found in patches along Route 27, frequently near the Colton soils in aquifer recharge areas. The combination of relatively high groundwater and poor filtering capabilities impose severe limitations for development using on-site waste disposal. A minimum lot size of 80,000 square feet is recommended.
- The Ridgebury series (also referred to as Brayton) are deep, poorly drained soils. They are fine sandy

loams with high groundwater at 0.0 to 1.5 feet. These soils extend like fingers along many of the streams in Carrabassett Valley. Because of the soils' wetness, development using on-site waste disposal is prohibitive.

## WILDLIFE & HABITAT

Carrabassett Valley's low development footprint, large swaths of conserved land, and western mountain location has enabled diverse forest, riparian, wetland, and alpine ecosystems to thrive, supporting an abundance of wildlife species. Some areas of significant natural interest include the following:

- **The cirques of Crocker Mountain**, which are steep sided natural amphitheaters formed by glaciation. Crocker Mountain Cirque and the Devil's Kitchen are predominantly visible from Sugarloaf Mountain. Because of their rugged terrain and inaccessibility, they are thought to have never been logged. The red spruce growing within them is estimated to be in excess of 140 years old. In addition to very large examples of flora, the cirques are also home to *Schistostega pennata*, Luminous Moss. This unusual species is found in several of the small ice caves that dot the bouldery areas along the face of the cirque. The extremely shallow soils and steep terrain make this an extremely sensitive and fragile area.
- **Old growth forest stands** are located in several areas throughout the town. The two cirques described above and the saddle between Sugarloaf Mountain and Burnt Hill. This latter area escaped the 1908 forest fire which devastated 8,000 acres on Sugarloaf Mountain and Burnt Hill. This pocket of subalpine forest shows no sign of disturbance or cutting above 3,100 feet elevation. In addition to these two areas, there may be two other smaller tracts which may qualify as old-growth stands: several smaller areas on Poplar Mountain, including the summit, and the saddle between Sugarloaf Mountain and Spaulding Mountain to the south in Mount Abram township.
- **Waterfalls**, as stated earlier, are not sufficient to develop four-season attractions. By local standards, however, there are a number of waterfalls and rapids which can be considered special places, especially during Spring runoffs. Some are easily accessible to the average visitor: the falls and rapids on the Carrabassett River, especially along Route 27 as it starts its westward climb out of the valley, and West Mountain Falls, located upstream of the Sugarloaf Golf Course. Other falls are reachable via gravel roads by persons experienced with the area and with landowner permission.
- **Forests** blanket the town. Forest stands are predominantly spruce-fir and aspen-birch stands. The town's steep topography precludes much of the forest from being harvested for timber, but a significant amount of land is harvested. Primary big game animals in the forest include white-tailed deer, moose, and black bear.

## RARE AND EXEMPLARY PLANT SPECIES AND NATURAL COMMUNITIES

The Maine Natural Areas Program (MNAP), within the Department of Conservation, identifies and maps rare and exemplary animal and plant species and natural communities. A natural community is defined as an assemblage of interacting plants and animals and their common environment, recurring across the landscape, in which the effects of human intervention are minimal.

MNAP has documented twelve rare plants, three rare animals, and seven rare natural communities in Carrabassett Valley. Most of these are located in the alpine and subalpine areas of the town on Sugarloaf and Crocker Mountains and Burnt Hill, and in and around Stoney Brook. The orange areas in Figure 10 indicate the habitat of the rare and exemplary species, while the green areas represent the natural communities.

### Endangered Species

Common Butterwort (p)

### Threatened Species

Roaring Brook Mayfly (a)

Alpine Clubmoss (p)

Neglected Reed Grass (p)

Northern Firmoss (p)

Bicknell's Thrush (a)

Blackpoll Warbler (a)

### Species of Special Concern

Appalachian Fir-clubmoss (p)

Bigelow's Sedge (p)

Black Sedge (p)

Bulrush Sedge (p)

Lesser Wintergreen (p)

Mountain Firmoss (p)

Northern Comandra (p)

Spring Salamander (a)

### Species of Conservation Need

Rock Vole (a)

### Rare Natural Communities

Circumneutral Outcrop

Heath Alpine Ridge

Mid-elevation Bald

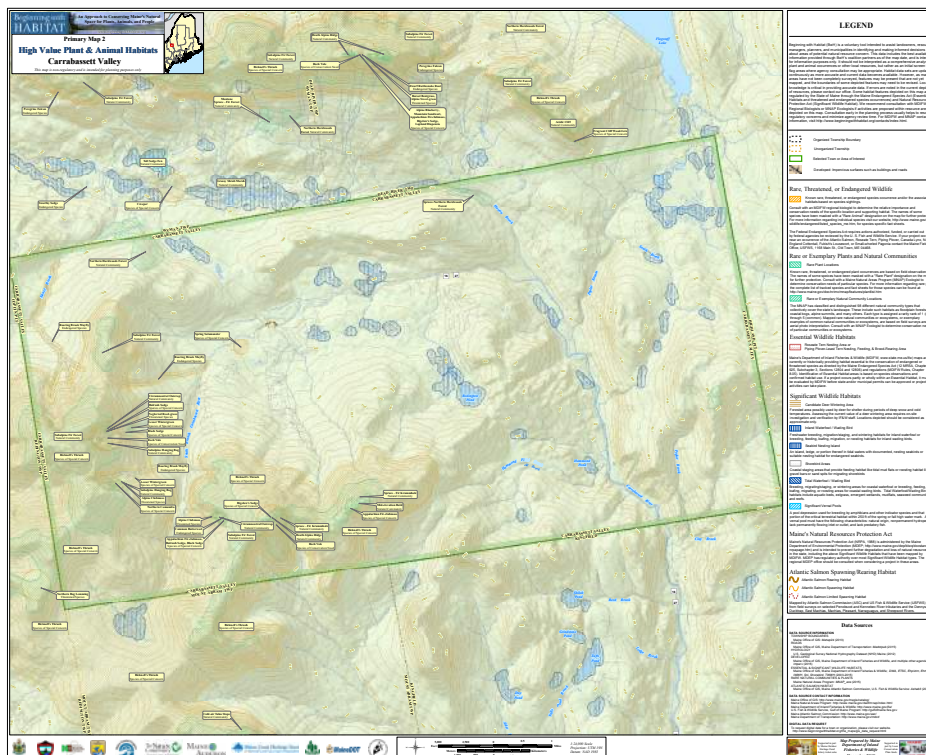
Northern Harwood Forest

Spruce-Fir Krummholz

Subalpine Fir Forest

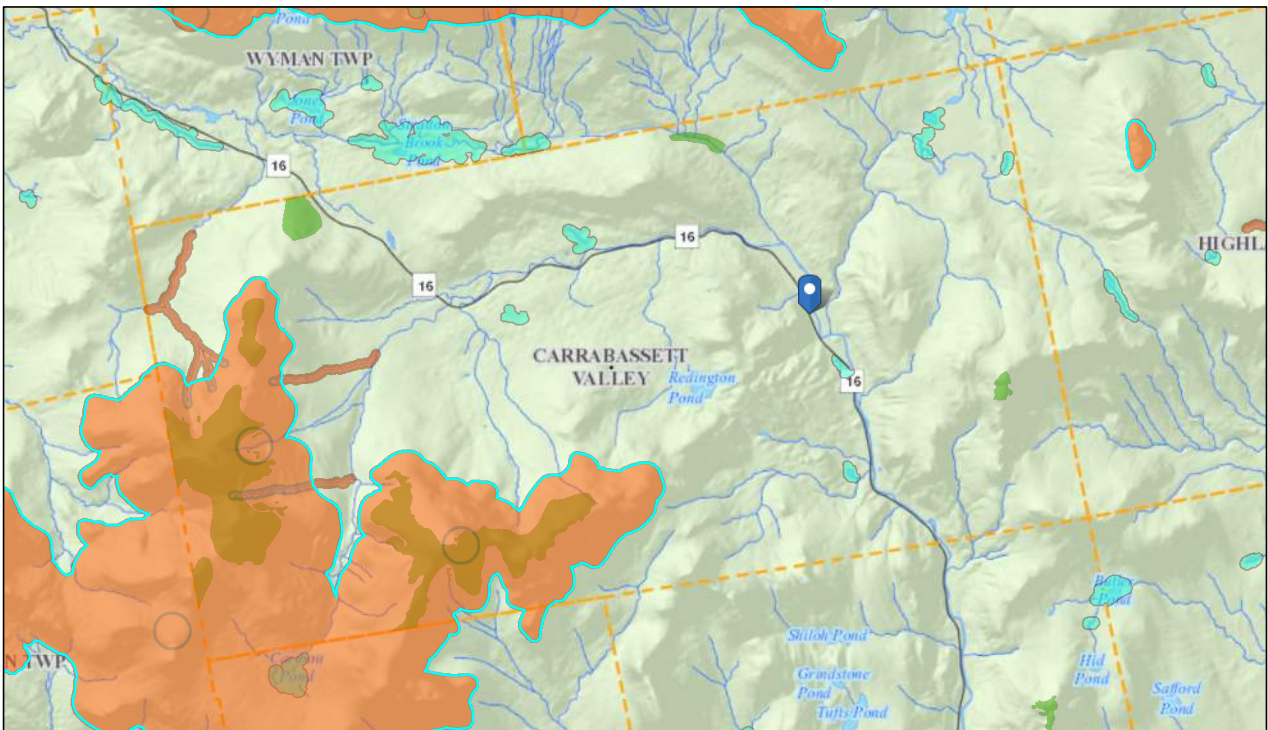
Subalpine Hanging Bog

(p) plant; (i) insect; (a) animal



High Value Plant & Animal Habitats Map, Carrabassett Valley

Source: Beginning with Habitat, Maine Department of Inland Fisheries and Wildlife



May 3, 2024

- Inland Waterfowl / Wading Bird Habitat
- Endangered, Threatened, and Special Concern Species
- Natural Communities

1:144,448  
0 0.75 1.5 3 mi  
0 1.25 2.5 5 km

Beginning with Habitat Program for Planning Purposes Only  
Map Created With BWH Map Viewer

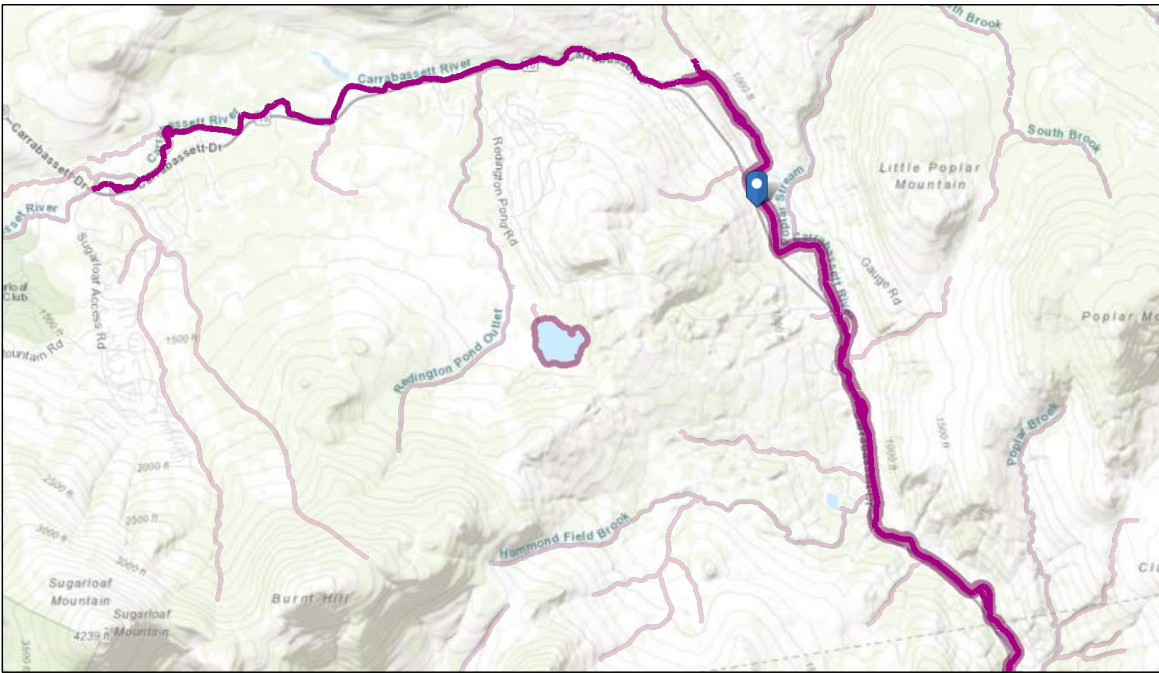
*Significant Wildlife Habitat, Carrabassett Valley*

*Source: Beginning with Habitat, Maine Department of Inland Fisheries and Wildlife*

## ATLANTIC SALMON HABITAT

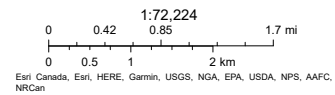
According to the Maine Dept of Inland Fisheries and Wildlife, surveys conducted by field biologists determined the Carrabassett River offers suitable habitat for Atlantic Salmon. The suitable habitat ends around the beginning of the Sugarloaf Access Road (as indicated by the purple lines following the river in Figure 12. Figure 13 illustrates suitable habitat (yellow), limited spawning areas (red lines) and crossings and barriers.

A variety of permitted activities, including road and bridge maintenance and construction, have the potential to impact aquatic resources used by Atlantic salmon. Mitigation for such in-stream impacts may be required by federal law, especially if they occur within habitat for the Gulf of Maine Distinct Population Segment of Atlantic salmon. In-Lieu Fee Compensation provides permit applicants with an option for Compensatory Mitigation for in-stream impacts after proper mitigation sequencing.



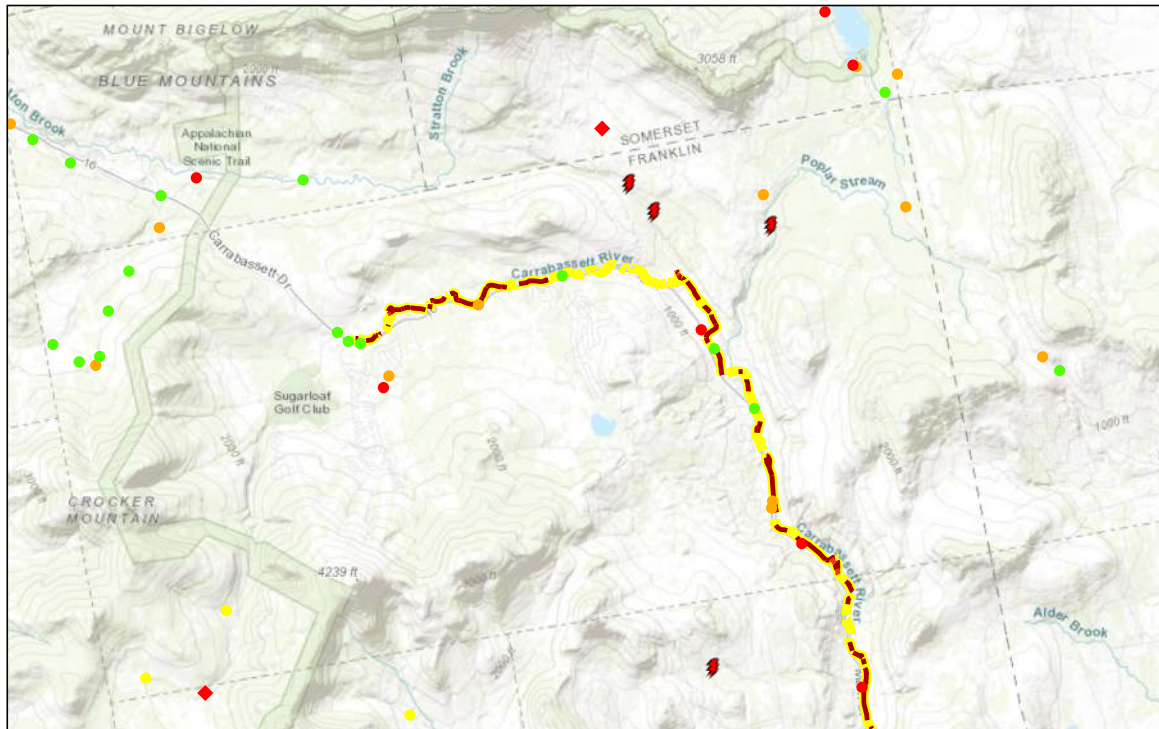
May 3, 2024

- Shellfish Beds
- Great Ponds, Rivers and Coastal Buffer (250 feet)
- Stream Buffer (75 feet)
- Atlantic Salmon Habitat



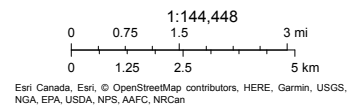
#### Atlantic Salmon Habitat, Carrabassett Valley

Source: Beginning with Habitat, Maine Department of Inland Fisheries and Wildlife.



May 2, 2024

- crossingsbarrierscr
- Unknown
- Barrier
- Potential Barrier
- No Barrier
- crossingsbarriersdm
- Barrier
- salmonhdspawn
- Limited Spawning
- salmonhdthear
- Spawning



#### Carrabassett River Atlantic Salmon Habitat, Crossings, and Barriers

Source: Maine Stream Habitat Viewer, Maine Department of Inland Fisheries and Wildlife.

## FORESTRY

Abundant timber coupled with the establishment of the Kingfield & Dead River Railroad in 1894 spawned a fledgling forestry industry in Carrabassett Valley in the late 1800s. Transporting both people and building materials to the region, the railroad enabled the development of homes, sawmills, and a lodging facility named Carrabassett House and Cottages. Nearly 100 people were employed in a saw mill at Bigelow Station and a community flourished with a boarding house, homes, general store, train station, and a school house.

Despite the forestry legacy in Carrabassett Valley, by 2000 none of the town's year-round residents were employed in the forest industry. While destination recreation is now the main source of the town's economy, wood harvesting is still an active part of the regional economy. Plum Creek, who merged with Weyerhaeuser Company in 2016, owns much of the land in the western part of town and the Penobscot Nation owns approximately 24,000 acres of land in the eastern part of town. Both of these landowners are actively engaged in timber harvesting.

### MANAGEMENT & PROJECTS

Carrabassett Valley has been partnering with American Forest Management to manage the town's public lots since 2012. The goals for management have been to plan and carry out sustainable, science-based timber harvests respecting the trail system on the property, and to cultivate a healthy, diverse forest. The sustainability goal is to harvest no more than the growth of the trees.

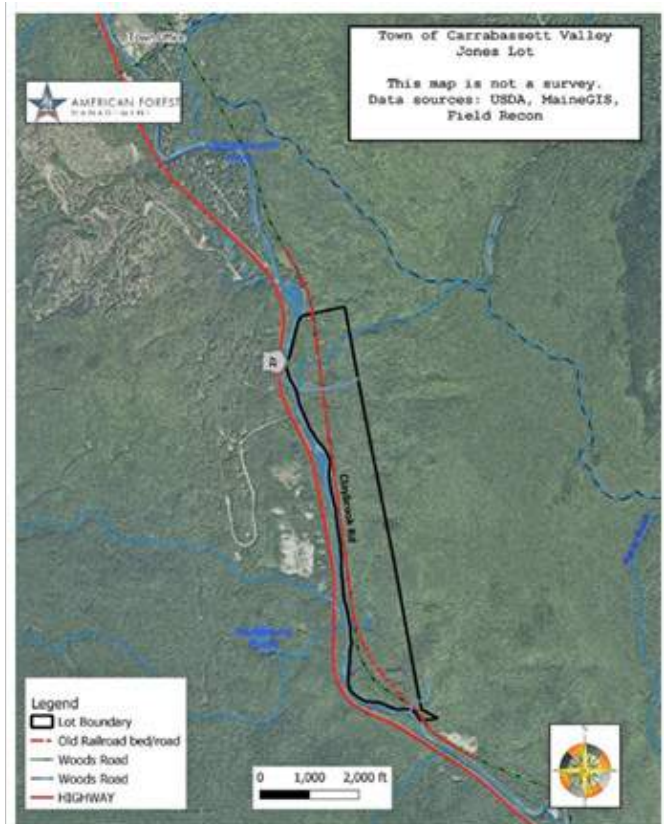
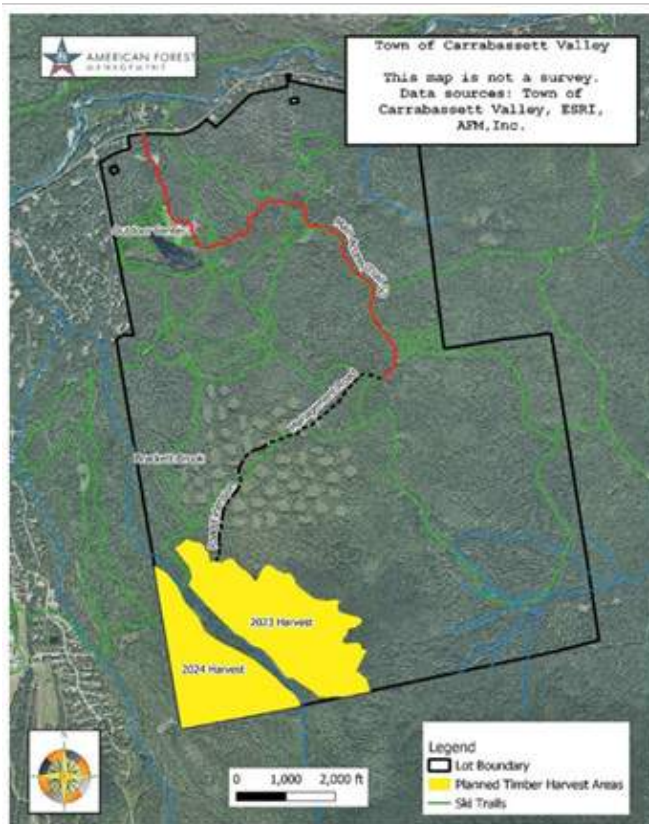
The Town has accomplished that goal by averaging less than 1,035 cords harvested per year. This sustainable harvest level was calculated based on two inventories done between 2012 and 2022. In 2022 there was no timber harvesting on the property, but the Town extended a management road to access ground for 2023 and 2024 harvests (see Figure 14) and began planning management of the recently acquired Jones lot in the southeast part of town.

Also in 2022, the Town surfaced a 2,500-foot road extension (labeled as road extension in Figure 14) that connects the management road near Trail V2 to the harvest blocks planned for 2023 and 2024. This road allows efficient tracking of timber from the harvest and could serve as a future trail connector. The two timber harvest areas at the end of the road will be operated in the next two years to continue the forest management program on the property.

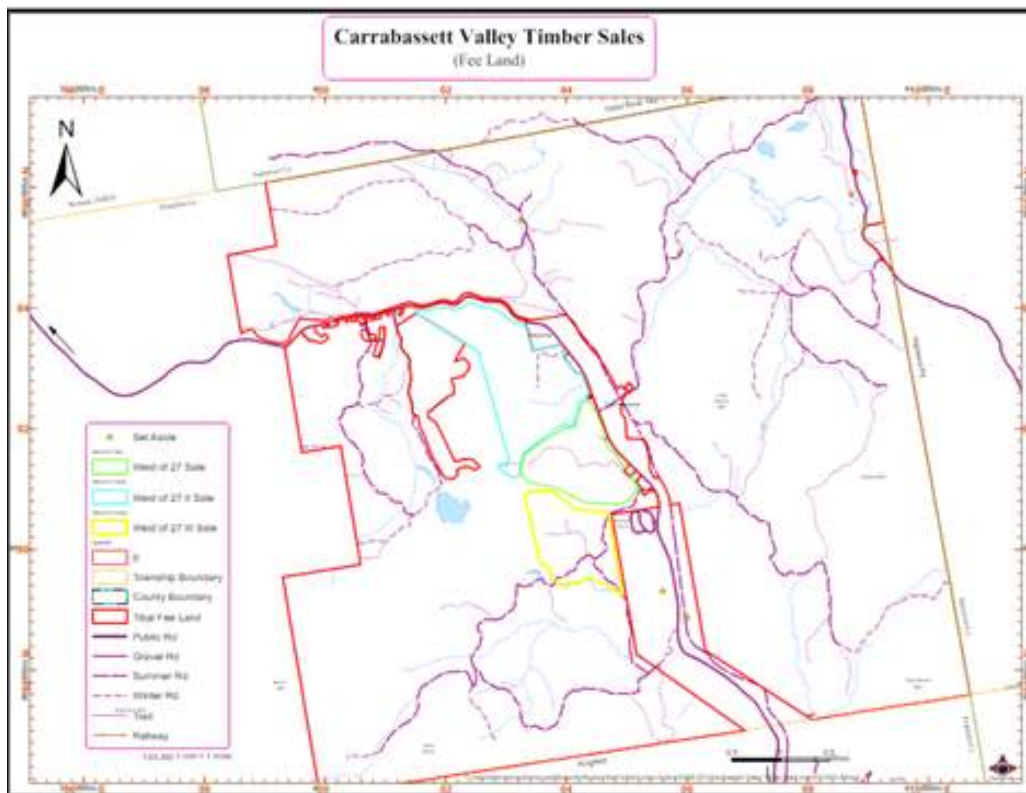
The Town also completed a forest management plan for the Town's Jones public lot. The Jones lot was bought by the town in 2020. The plan was developed to define the timber management potential for the lot and to identify important natural resources on the property. The lot abuts the Carrabassett River and the slopes of adjacent hills. The forest on the lot is healthy and well stocked with a relatively young forest established through management by the prior owner. There is potential for a similar forest management program to complement the recreation use of the property, but no plans exist to harvest timber in the next few years.

The Town elected to adopt statewide standards for timber harvesting and related activities in shoreland areas. These standards went into effect on January 1, 2013. Final plans for timber harvesting on the public lots are examined by the Town's Public Lot Forestry Committee and presented to the Select Board before beginning the work.

New homes and development built in the last 20 years have not adversely impacted managed forests or logging operations as those activities take place in areas zoned for Conservation or Rural Residential.



Town Lot and Jones Public Lot. Source: American Forest Management, 2022 Carrabassett Valley Annual Report.



2024 Timber Sales on Penobscot Nation Land, Carrabassett Valley  
Source: Forestry Harvest Maps, Penobscot Nation Department of Natural Resources.

## CONSERVED LAND

The Town of Carrabassett Valley is home to approximately 13,500 acres of conserved land, located mostly in the western region of the town, and in the center of town. The Penobscot Nation also owns 24,000 acres of land, nearly one one-half of the total 54,000-acre land base in the town. Their lands are predominately undeveloped and primarily managed for timber harvesting.

**Municipal Land.** The Town of Carrabassett Valley owns 2,105 acres of conserved public land in the center of town and 220 acres of land along the Carrabassett River in the eastern side of Town.

**State Land.** The Maine Bureau of Parks and Lands owns and manages 399 acres of Public Reserved land in the north of town abutting the Bigelow Preserve known as the Height of Land Farm block. They also manage 9,000 acres of conserved public land in the western mountain region of town (the Crocker Mountain Unit). The Trust for Public Land facilitated the acquisition of the Crocker Mountain Unit in 2013, by securing the opportunity to acquire the property and leading the effort to raise the acquisition funds. Additional funding came from the Land for Maine's Future (\$650,000), Town of Carrabassett Valley and over 100 private donors, including the Open Spaces Institute's Transborder Land Protection Fund.

**Federal Land.** The US National Park Service owns 1,693 acres of conserved land that make up the Appalachian Trail Corridor.

**Penobscot Nation Land.** The Penobscot Nation owns 24,000 acres, almost one-half of the total land base in the town. The Penobscot Nation's land was transferred to them as "Fee Land" from Dead River Co. in 1980. Their land is largely undisturbed other than some forest management efforts and development of a few out-parcels for residential dwellings.

*Conserved Lands and Undeveloped Habitat Blocks & Connectors in Carrabassett Valley*



## CLIMATE & SUSTAINABILITY

Climate change poses significant challenges to the natural resources and ecosystems of Carrabassett Valley, highlighting the importance of proactive adaptation strategies and sustainable management practices to mitigate its adverse effects.

Climate change is expected to have significant impacts on the town's natural resources of including:

- **Changes in Temperature and Precipitation Patterns:** Climate models project increases in average temperatures and changes in precipitation patterns for the region. This could lead to alterations in growing seasons, water availability, and snowpack accumulation, affecting both terrestrial and aquatic ecosystems.
- **Altered Forest Composition:** Rising temperatures and shifting precipitation patterns may influence the distribution and composition of forest ecosystems in Carrabassett Valley. Certain tree species may become more or less dominant, impacting biodiversity and habitat suitability for wildlife.
- **Increased Frequency of Extreme Weather Events:** Climate change is expected to increase the frequency and intensity of extreme weather events, such as storms, floods, and droughts. These events can disrupt ecosystems, lead to habitat loss, and exacerbate erosion and sedimentation in rivers and streams. The majority of the flooding in Carrabassett Valley is caused by winter snowmelt runoff and/or severe rain events which undercut or overtop rural roads. Ice jams also can cause flooding. Ice jams are caused by warmer than usual temperatures and rainfall suddenly arrive in early spring that causes the snow pack to melt more quickly than the watershed can handle.
- **Changes in Hydrology:** Changes in precipitation patterns and snowmelt dynamics can affect hydrological processes, including streamflow, groundwater recharge, and water quality. This could impact aquatic habitats, fisheries, and water resources used for recreation, gardening, and municipal supply.
- **Loss of Winter Recreation Opportunities:** Warmer winters and reduced snowpack accumulation may shorten the winter recreation season and affect activities such as skiing and snowmobiling which are important economic drivers for the area.
- **Impacts on Wildlife:** Climate change can disrupt wildlife habitats, alter migration patterns, and influence species distributions. This could lead to changes in population dynamics, species interactions, and biodiversity in Carrabassett Valley.
- **Increased Risk of Forest Fires:** Warmer temperatures and drier conditions may elevate the risk of forest fires in Carrabassett Valley, particularly during periods of drought. Wildfires can result in habitat destruction, loss of biodiversity, and threats to public safety and infrastructure. While this isn't much of a current threat, it could be in the near future.

- **Impacts on Forestry:** Climate change may affect agricultural productivity and forestry operations in Carrabassett Valley. Changes in temperature, precipitation, and pest dynamics could impact crop yields, forest health, and timber resources.
- **Climate Migration.** Warmer temperatures and other climate impacts are impelling people to move north to places like Maine. As the local population in Carrabassett Valley inevitably grows in terms of both residents and visitors, there will be growing pressures and demands on natural resources including increased trail use, consumption of water and electricity, and pollution from vehicles (tires and exhaust).

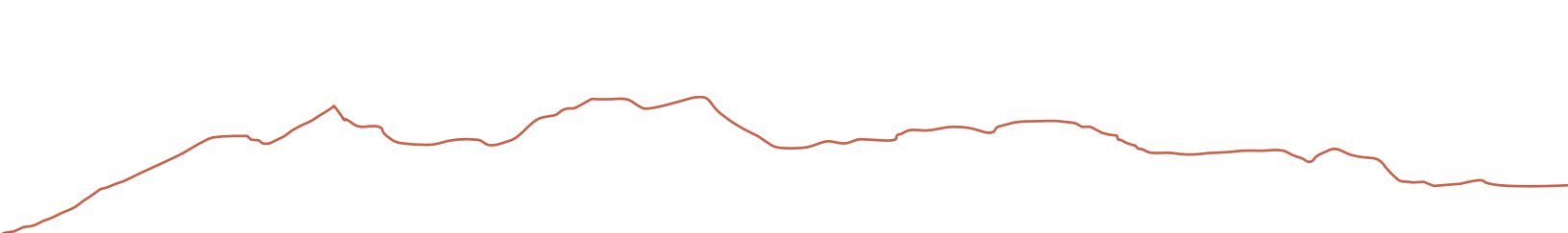
## RESILIENCY

Fortunately, the significant amount of natural and forested areas, including 13,500 acres of conserved land, serves as a vital tool in enhancing community resilience by protecting diverse ecosystems which are often more resilient to environmental changes.

Additionally, wetlands, forests, and other natural habitats play critical roles in regulating the water cycle, including rainfall patterns, groundwater recharge, and flood control. Preserving these ecosystems helps to maintain water quality and quantity, reducing the impacts of droughts, floods, and water scarcity exacerbated by climate change. Conservation land also provides opportunities for ecosystem-based adaptation strategies, such as managed retreat, habitat corridors, and green infrastructure.

Conservation land also plays a critical role in mitigating climate change through carbon sequestration, and the Albedo Effect (reflect more sunlight back into space and absorb less heat which helps to regulate local and regional temperatures).

In 2023, the towns within Franklin County were asked to participate in formulating the 2023 Franklin County Hazard Mitigation Plan. The update to the previous plan was a multi-jurisdictional collaborative effort. The Hazard Mitigation Plan includes analyses on climate change hazards (flooding, landslides, wildfire, winter storms) as well as vulnerabilities and possible impacts. It also includes mitigation strategies.



# PUBLIC FACILITIES

Carrabassett Valley provides a range of public facilities and services designed to enhance the quality of life for residents and visitors alike. This chapter describes existing public facilities and services, and the extent to which they adequately meet the town's needs today and over the next ten years. The goal of this chapter is to plan, finance, and maintain an efficient system of public facilities and services that will accommodate the town's future needs.

## KEY FINDINGS

- **For a small town, Carrabassett Valley provides a wide range of public facilities and services designed to enhance the quality of life for residents and visitors alike.** Facilities such as the Carrabassett Vally Public Library, the Samantha Wright Memorial Pool serve as important cultural or recreational centers and community gathering spaces, particularly in a town that does not have a single downtown or village center. Other facilities provided through partnerships, like the Sugarloaf Outdoor Center and Anti-Gravity Complex, also play an important role for recreation and gathering.
- **Carrabassett Valley has access to a range of emergency services for a small town, many of which are provided through partnerships.** Emergency services include police, fire, EMS, and Life Flight services as well as mutual aid agreements with neighboring towns for additional support. The Police Department collaborates with Sugarloaf in providing security services and police protection for the town and mountain and emergency services.
- **There are no health services or facilities located directly in Carrabassett Valley.** Residents and visitors utilize health services at Franklin Memorial Hospital in Farmington and a regional health center in Kingfield.
- **School choice provides flexibility in for Carrabassett Valley families.** Rather than operating its own public school system, the town provides tuition for students to attend Carrabassett Valley Academy and schools in neighboring towns.
- **Apart from the Sugarloaf Mountain Resort area the majority of Carrabassett Valley is on well and septic.** The Carrabassett Valley Sanitary District (CVSD), located at Sugarloaf, has a 100% chemical free sewage treatment system. The system has the capacity to double and reach a wider service area over time. Although there is no public water in much of the town, the Water Association provides water for the more densely developed Sugarloaf resort area.
- **Opportunities exist to expand use of solar at public facilities.** The town is exploring solar power options for its municipal buildings and adding EV charging stations in the community.

## OVERVIEW

Municipal services include town administration, emergency services (fire, police, EMT, and LifeFlight), waste management, parks and recreation, and the public library. The Sugarloaf Water Association (SWA) provides public water services and the Carrabassett Valley Sanitary District (CVSD) provides waste water and sewage treatment services. The Recreation Department oversees the management and operations of facilities at the Town Park, Narrow Gauge pathway trail, and the public library serves as an important cultural center and community gathering space. While there isn't a local public school system, the Town offers financial support for students to attend Carrabassett Valley Academy and schools in surrounding towns.

General municipal administration employs nine full-time year-round employees. The town does not have a Public Works Department as the Town contracts out to local contractors as needed. Since there are very few town roads, there are several road associations and home-owner associations that take care of road maintenance.

## ADMINISTRATION

Carrabassett Valley has a Town Meeting form of government, which is administered by a 5-member Select Board and a Town Manager responsible to the Board. The Town Manager is also the road commissioner. Paid staff consists of a Town Manager, Town Clerk / Tax Collector, Treasurer / Secretary, Code Enforcement Officer / Local Plumbing Inspector, Fire Chief / Emergency Management Agency Director, Police Chief, Recreation Director, Assistant Recreation Director, Librarian, and part-time Airport Manager. The tax assessor is currently contracted out.

### Permanent committees appointed by the Selectmen include:

- Airport Advisory Committee
- Board of Assessment Review
- Budget Committee
- Comprehensive Plan Committee\*
- Greens Committee
- History Committee\*
- Planning Board
- Public Lot Forestry Committee\*
- Recreation Committee\*
- School Committee

### Committees elected by residents:

- Sanitary District Trustees
- Zoning Board of Appeals

\*Committees formed since the 2003 Comprehensive Plan

## RECREATION DEPARTMENT

The town's Recreation Department is staffed by a Recreation Director, Recreation Assistant / Park Maintenance / Program Coordinator, Mountain Bike Trail Construction / Trail Boss, Day Camp Director, Pool Director and staff, supervisors for tennis and the climbing wall, and instructors for pickleball and the skate park and trampoline.

The Recreation Committee advises the Town on utilizing the Recreation Reserve Fund and developing local recreation programs. The Committee oversaw the development of the Town Park and was instrumental in the improvements to the Narrow Gauge pathway trail. The Committee also oversees all of the recreation programs sponsored by the Town. The work of the dissolved Conservation Commission is now performed by the Recreation Committee.

As might be expected in a community that derives its livelihood from recreation, residents have recreation resources available to them that go far beyond what most communities can offer. These facilities are a mix of “destination” facilities (the golf course, touring center, ski area, etc.) and the local facilities (the Town Park). Trying to sort out local versus visitors’ needs and desires makes recreation planning more complicated. There are three levels of potential need or demand: local residents, regional residents or day-trippers, and destination-based visitors.

The town endeavors to support facilities and services used by local residents (e.g. the Town Park) while destination facilities used by visitors (e.g. the golf course) are more likely to charge for participation. In some cases, charges for facilities and services vary for residents and nonresidents.

## MUNICIPAL FACILITIES

**Municipal Building:** Built in phases from 1978 to 1985, the 5,860 square feet Municipal Building houses the Town Office, the Village Fire Station, and rental space for the Ambulance Service. The Town Office includes a meeting room and a storage room and hosts the town manager, clerk and treasurer, code enforcement officer, and assessor. Adjacent to the Town Office is Riverside Town Park with public tennis courts, basketball courts, playground and seasonal swimming pool. The Town Office has served the Town well, but there has been discussion about an expansion or renovation to improve working spaces, storage of hard copy records, improve lunchroom facilities, and still offer meeting space that also doubles as the control center when the Summer Camp is operating from early July thru August.

**Municipal Storage Building:** This is a 22’ x 56’ building adjacent to the municipal building and in close proximity to the Carrabassett River. There are five storage bays and summer camp daily operations office in the building. Three of the bays are used for summer camp equipment, with some pool storage, one of the bays is used by the general town and ambulance service storage and one is used for park/recreation equipment. An additional garage was built in late 2019 for the Recreation Department to store and protect their programming materials such as bicycles, kayaks, and transport trailer, and also the ability to store additional seasonal pool furniture.

**Post Office:** Carrabassett Valley does not have a United States Post Office. However, there is a permanent US Post Office mailbox outside of Ayotte's Country Store at 1215 Carrabassett Drive and the grocery store sells stamps. There are also several unofficial but recognized UPS drop-off locations. The closest US Post Office is in neighboring Kingfield, a 15-minute drive from the Carrabassett Valley Town Office. There is a shortage of post office boxes for Carrabassett Valley residents. The Town would like to grow the mail service and enable residents in the condos on the mountain to access mail, especially as guests and residents are residing here for longer than just over-weekend stays.

## EMERGENCY SERVICES

### FIRE PROTECTION SERVICES

Carrabassett Valley is protected by a paid call fire department with sophisticated equipment. A full time Fire Chief heads the department. Approximately 20 year-round community firefighters fill out the department, and in the winter season another half-dozen seasonal residents. Due to staffing shortages, the Fire Department added a per diem firefighter who works a 12-hour day shift every Saturday and Sunday throughout the year. During the ski season, the department is staffed with two firefighters at night and the Fire Chief covers Monday thru Friday days as well. Additional protection is provided through mutual aid agreements with both Eustis and Kingfield.

The fire department provides a full range of services, including fire suppression, extraction, back-country rescue, and public education. The fire department is a Licensed EMS First Responder Service with EMTs, Additional education programs are available to Sugarloaf Mountain Corporation employees. Between 2018 and 2022, the Fire Department responded to an average of 72 calls per year. NorthStar, a Maine Health Owned Company, provides ambulance service and a paid paramedic staff is on call 24 hours a day.

The Department operates a 100-foot Aerial ladder with pump and water, Dodge Ram Quad Cab pickup truck, fire pumper-tanker (2000 gallon), a Ford mini pumper truck (new in 2023), a Rescue pumper truck, Jeep trailer (for hauling snowmobiles, etc.), Arctic Cat snowmobile, all terrain ATC vehicle, and a Yamaha snowmobile. The Department has an equipment replacement plan to upgrade its equipment as the equipment's usable life diminishes.

| Type of Call                | 2023 | 2022 | 2021 | 2020 | 2019 |
|-----------------------------|------|------|------|------|------|
| Car Accidents               | 8    | 7    | 8    | 4    | 11   |
| Vehicle Fires               | 1    | 2    | 1    |      | 2    |
| Smoke Investigation         | 10   | 8    | 5    | 2    | 4    |
| Electrical Fires            | 2    | 1    |      |      |      |
| Odor Investigation          | 7    | 2    | 3    | 1    |      |
| Water Flow Sprinklers       | 1    | 4    | 1    | 2    | 2    |
| Chimney Fires               | 2    |      |      |      |      |
| Dumpster Fires              | 2    | 3    | 2    | 3    | 3    |
| Structure Fires             | 1    | 1    | 1    |      |      |
| Fuel Spills                 |      |      | 1    | 2    |      |
| LP Gas                      | 18   | 12   | 17   | 14   | 20   |
| Out of Control Permit Burns |      |      |      | 2    | 2    |
| Downed Power Lines          | 3    | 4    | 2    | 4    | 4    |
| Carbon Monoxide Calls       | 6    | 4    | 6    | 3    | 7    |
| Fire Alarms                 | 11   | 6    | 2    | 4    | 5    |
| Mutual Aid                  | 5    | 4    | 6    | 4    | 6    |
| Snowmobile Accident         |      |      |      | 1    | 1    |

| Type of Call        | 2023       | 2022      | 2021      | 2020      | 2019      |
|---------------------|------------|-----------|-----------|-----------|-----------|
| Search & Rescue     | 2          | 4         | 1         | 2         | 2         |
| Traffic Detail      | 4          | 3         | 2         |           | 7         |
| Life Flight Standby | 4          | 3         |           | 1         | 1         |
| Storm & Wind Damage | 2          |           |           |           |           |
| Forest Fires        |            |           |           |           |           |
| Plane Crash         |            |           |           |           |           |
| Lift Accident       |            |           |           |           |           |
| EMS First Response  | 12         | 5         | 7         | 3         | 9         |
| <b>Totals</b>       | <b>101</b> | <b>73</b> | <b>65</b> | <b>52</b> | <b>86</b> |

## FIRE STATIONS

**Village Fire Station.** The Village Fire Station is a three-bay, 40 x 40 foot, 1,600 square-foot garage located at Valley Crossing, adjacent to the Town Hall and Park. This facility houses our Pumper/tanker and Ram Utility Pickup. NorthStar has two ambulances and living quarter in this same building.

**Mountain Fire Station.** The Mountain Fire Station is a 7000 square foot facility located on the Sugarloaf Access Road. The station was built in 2020 on a two-acre parcel of land donated by Sugarloaf. The living quarters in this station are occupied from 6:00 PM to 6:00 AM on weekends, holidays, and vacations during the winter season. The five bays house our Ladder Truck, Rescue Pumper, Mini Pumper and five trailers that carry snowmobiles, ATV, forest fire tools and traffic control equipment. Other features of the new station include crew living quarters, decon room, and work out/ exercise area. This is a significant upgrade from the Mountain facility that was occupied as noted in the 2003 Comprehensive Plan and will serve the community well far into the future. This newer facility at times has and will continue to serve as a regional outpost to local and state agencies during backcountry search and rescue efforts and during other rescue efforts on local trails and in the surrounding wilderness.

**Fire Department Training Building.** The Fire Department Training Building, located on Town land donated by the CV Sanitary District Land, is three-stories high, with two large metal (container) wings. Its purpose is to allow training for large structure fires (hotel, condominium, etc.).

## POLICE SERVICES

The Police Department provides town-wide police protection to all residents and visitors in the Valley. Additionally, through a unique partnership with Sugarloaf, the Police Department also provides security services for Sugarloaf Mountain.

The Police Chief is the only employee of the Town while all of the security personnel working for the Chief are employees of Sugarloaf's Security Department. The entire operation provides police protection for the town and security for Sugarloaf as well as many mountainside and other private properties.

Carrabassett Valley remains one of the safest communities in the state. In the 2022 Town Report, the police Chief reported while the number of accidents (62), arrests (10), and reports of theft (39) decreased, calls for

service rose (3,516) as did alarm calls (5,328). The department responded to 9 injury-based accidents and 3 commercial truck accidents.

The Police Department operates a GMC Terrain police car, Ford F150 truck, Ford police interceptor, Suzuki ATV, and an electronic solar-based sign used for occasional traffic issues, events, etc.

### **Police Station/Security Office**

The CV Police Station and Sugarloaf Security is located at 9000 Main Street Village West on Sugarloaf Mountain near the SuperQuad. Since 2003, the Town expanded the police station area, adding more storage and alarm technician space provided by Sugarloaf. There have been considerations to relocate the dispatch center to a less congested space, but at this time it serves the Town and the resort well in its current location.

### **AMBULANCE & LIFEFLIGHT SERVICES**

The NorthStar ambulance service, operated by the Franklin Memorial Hospital in Farmington, serves the Town of Carrabassett Valley. NorthStar has been operating for 15 years, serving 23 communities. Ambulances deliver patients to both Franklin Memorial Hospital and Redington-Fairview General Hospital in Skowhegan. There are usually 1-2 ambulances based at the Town Office. Life Flight of Maine, operating out of the Town Airport, is another important emergency service available to the town. The Sugarloaf Regional Airport maintains an Automated Weather Observing System (AWOS) weather station and supports a secure and safely maintained landing site for LifeFlight of Maine to land and transport critically injured residents and visitors from Western Maine, serving Carrabassett Valley all the way to the Canadian Border and neighboring rural backlands.

### **SUGARLOAF EMERGENCY SERVICES**

Sugarloaf has a ski patrol and first aid station. There is no longer a separate ambulance service or clinic operating at Sugarloaf. The Sugarloaf Ski Patrol is well served by the local ambulances and paramedics. Individuals with serious injuries are sent to Franklin Memorial in Farmington and Redington-Fairview General Hospital in Skowhegan.

## **HEALTH CARE**

For a relatively remote community, Carrabassett Valley has a sophisticated network of traditional health care services not too far removed. The cornerstone of the region's health care network is Franklin Memorial Hospital (FMH), which is located in Farmington, 30 miles to the south of Carrabassett Valley. FMH is a nonprofit community hospital that provides general and specialized services to residents across the region.

Complementing this acute care service is the Mount Abram Regional Health Center, a family practice in Kingfield that offers traditional patient care. Services include acute and chronic illness support, psychiatric care, counseling, pediatric care, and lab services.

## WATER UTILITY

Sugarloaf Mountain Corporation's Water Department began operation in 1955. The Department operated and maintained two drilled wells to provide potable water to ski operations and services in the Base Lodge area. For thirty-seven years the water department struggled to meet the challenges of building a public water system on the face of a mountain that was continually and sometimes rapidly being developed into the Sugarloaf ski resort.

The Sugarloaf Water Association (SWA), was formed as a privately owned, non-profit organization in 1992 to more effectively meet the future water demands of the developing area. While a portion of Carrabassett Valley residents rely on a combination of private wells and small shared-group wells, the SWA provides adequate and safe potable water and readily available fire protection to around 1300 private residences (homes and condominiums), a hotel, restaurants, and other resort facilities on the mountain. The SWA service area is shown on the map below.

SWA's public water system includes eight drilled wells and pump stations, one filtration plant, two reservoirs, two treatment stations, one lab, seven pressure reducing stations, two transfer pump station, 23 miles of water mains of water main, 744 potable water and fire service lines, and 82 fire hydrants. This water system serves the Sugarloaf Resort community, on average 142,000 gallons per day in the winter and 56,000 gallons per day in the summer. Finished water storage on the mountain is provided by two 350,000-gallon concrete water storage tanks located on the east and west sides of the mountain, with a third 300,000-gallon concrete water storage tank under construction above the Sugarloaf village. The water system contains seven pressure zones and seven pressure reducing stations (PRVs) that provide service to the west and east sides of the mountain.

SWA's primary water source is a combination of seven deep bedrock wells located on Sugarloaf Mountain. Their secondary source is the South Branch Carrabassett River, filtered through a 325 gpm Kinetico Macrolite filter system located on West Mountain. The system relies predominately on the groundwater sources during the off peak (non-ski season) and supplements the groundwater sources with treated water supplied by the Carrabassett River during the ski season to meet higher water demands.

SWA injects two chemicals into the water: sodium hypochlorite "liquid chlorine" to protect against microbial contaminants and Aluminum Chlorohydrate as a coagulant in the filter process to remove turbidity and organics.

The entire water system's security and operations is supported by a Supervisory Control and Data Acquisition (SCADA) system and surveillance cameras running over a private network. Additional security systems and surveillance is provided by Carrabassett Valley Police Department.

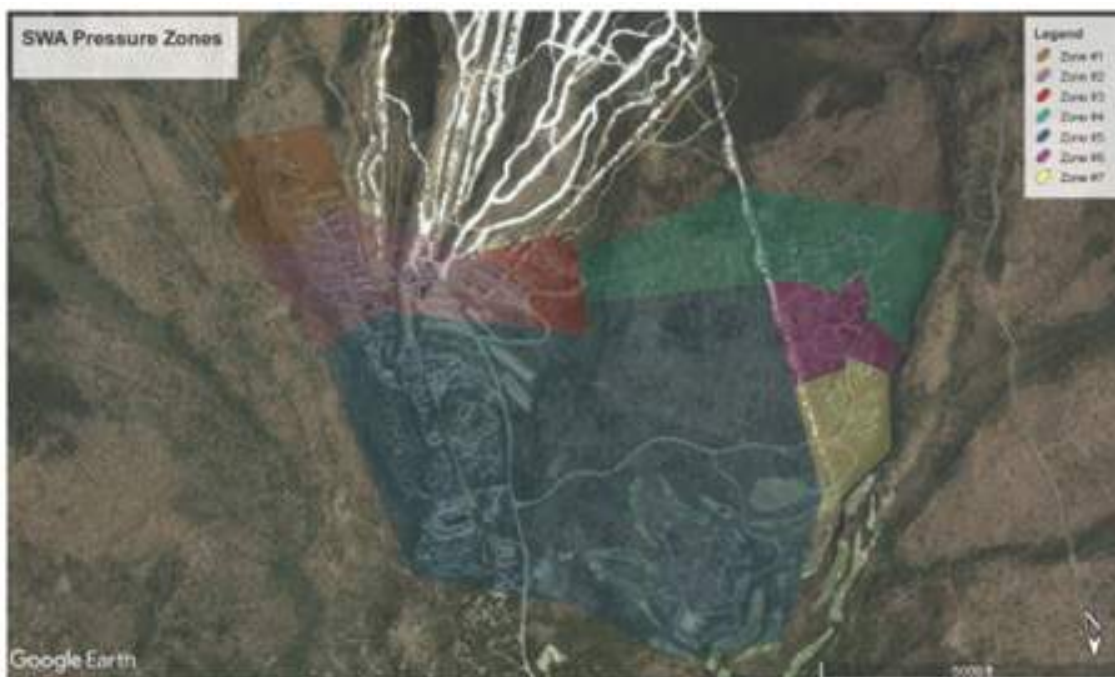
The water systems greatest challenges today are increasing organic matter in surface water source induced by climate change and man-made contaminate like Per- and Polyfluorinated Substances (PFAS) and deicing salts reaching groundwater sources. To aid with increased drinking water and snowmaking demand, SWA is working with Sugarloaf to build another pond reservoir.

## SUGARLOAF WATER ASSOCIATION MAPS

### Sugarloaf Water Association Service Area and Boundaries.



### Pressure Zones.



## WASTEWATER TREATMENT

Outside of the Carrabassett Valley Sanitary District, properties in Carrabassett Valley handle wastewater through on-site septic systems and have their septic tanks pumped periodically by professional liquid services providers. There are existing systems in need of upgrade, particularly older ski camps.

The Carrabassett Valley Sanitary District (CVSD) is a quasi-municipal entity, formed under Title 38, Chapter 11 of the Maine Revised Statutes in 1993, that operates the district's sewage treatment facility and sewage collection system. The CVSD lays, repairs, and maintains pipes, drains, sewers and conduits in, along and through any public or private ways and public grounds and collects, purifies, distributes, and disposes of sewage, commercial and industrial waste. The CVSD also operates automated spray irrigation and snowmaking systems.

As of January 1, 2023, the District services 1,383 properties and 33 commercial establishments. There are 83 approved but undeveloped residential sites, only five of which are developer-owned. The Sanitary District has high capacity that could potentially be doubled over time.

**Sewage Collection System.** Collected sewage flows by gravity through a system consisting of 20 miles of sewer main ranging from 6 to 16 inches in diameter and approximately 300 manhole structures. All collected sewage is pumped, via a force main, to the district's treatment facility. The sewage pumping station is fitted with a back-up generator for uninterrupted service if public utility power is lost.

**Sewage Treatment Facility.** This is 100% chemical free treatment system; no insecticides, herbicides, algacides nor disinfection chemicals are used. The sewage treatment facility consists of one aerated lagoon, three primary storage lagoons and three backup storage lagoons. Each backup storage lagoon is designed to hold 5.8 million gallons, giving a total lagoon volume of 38 million gallons of which 33 million gallons is storage.

The Maine Department of Environmental Protection selected CVSD to be part of a study to determine the extent of PFAS contamination in the State. At this time, there are currently no federal drinking water quality standards (Maximum Contaminant Level or MCL) for any chemical in the PFAS family. In June 2022, EPA announced new health advisory levels for four PFAS compounds that set the health advisory levels to near zero and

below the level that EPA's able to detect the compounds. The sampling program at CVSD will likely help define background levels of PFAS, possibly from air deposition. Also, given the Town's lack of industrial businesses, it should be a good indication that PFAS is entering the wastewater system from consumer products.

**Effluent Disposal Systems and Licensed Volume.** Treated effluent is pumped to a land-based disposal systems comprised of a forested irrigation system and a freeze nucleation (snowmaking) system. The spray irrigation system is designed to dispose of 44 million gallons of water annually. The snowmaking system is sized to dispose of 54 million gallons of effluent water annually.

**Permissions and Land Leases.** The district currently has "trial use" permissions with the Carrabassett Valley ATV Club, J.V. Wing Snowmobile Club, Maine Huts and Trails, and CRNEMBA, as well as land leases with the CVOA Shooting Range and Maine Huts and Trails Stratton Brook Hut and Carrabassett Solar 1, a private solar farm which occupies approximately 40 acres of CVSD's property and went online in 2023.



**Carrabassett Valley Sanitary District Service Area.**

## WASTE MANAGEMENT

The town's Transfer Station, located on top of Bigelow Hill, was built in 1985. The Transfer Station's three compactors were renovated in 2002-2003. Approximately 1,130 tons of waste were created from dwellings and businesses in Carrabassett Valley in 2023, including 66 tons of recycling. The Sugarloaf base lodge, hotel, and condos made up 57% (618 tons) of the total solid waste stream.

The amount of solid waste generated in the community has changed over time. In 1984, between 350 and 550 tons of solid waste were generated each year. In 2002, this had increased to between 1,400 and 1,800. Despite an increase in residents and visitors in the area today, the waste stream has decreased to around 1,000 to 1,200 tons due to community efforts to improve the recycling program.

### Recycling & Composting

The community recycles approximately 6% of the waste it generates. In 2023, the transfer station processed nearly 47 tons of recycling and Sugarloaf, which has a small recycling center on the mountain, sent 19 tons of recycling to EcoMaine. Old Corrugated Cardboard/ Containers (COO) makes up 65% of all recycled materials. The State gives the town recycling credits (for reporting purposes) for returned bottles and cans, and for the Town's composting program.

The recycling building, built in 2001 was originally used to sort materials before recycling was placed in metal dumpsters for bulky transport to processing as is now the practice. It is now a popular "take it or leave it" shop informally named the 'Carrabassett Maul.' The State of Maine has mandated separate disposal of discarded electronic equipment (TV's, computers, etc.) and fixtures containing mercury for businesses and municipalities. When these products are brought to the attendant, they are housed in the secured Universal Waste Storage Building until a hired contractor visits periodically to transport the materials to licensed processing facilities.

The Town, through its own funding and grants, built a small building in 2001 to house two "Earth Tubs," a composting system that collects food waste from local restaurants. The town added a third Earth Tub in 2003-4. This facility is located on Sugarloaf land, near the Golf Course Maintenance Building. The Town has also been discussing the possibility of collecting compost from households or residents bringing compost to another central location.

## POWER & TELECOMMUNICATIONS

*Electricity Services.* Central Maine Power (CMP) is the primary electricity provider in Carrabassett Valley. Most of the power comes from the Wyman dam in Moscow. A biomass plant in Eustis also provides electricity. Sugarloaf uses a significant amount of electricity for snowmaking. Sugarloaf Mountain Operations Staff have discussed usage and capacity with CMP as they make plans to increase snowmaking on the mountain. CMP indicates that they have capacity at the Bigelow Substation to meet the needs for the expanded snowmaking efforts as well as the current West Mountain Expansion of homes and condos.

Construction of Carrabassett Solar 1, a 6.76-megawatt solar farm commenced in 2021 and went online in late 2023. It occupies land leased from the Carrabassett Valley Sanitary District and is owned and operated by Novel Energy Solutions. The town is also interested in exploring mounting solar power on town buildings and facilities.

*Internet Access.* Spectrum has been the main internet service provider in town and is known to be studying possible upgrades to their facilities. Their service includes a relatively reliable fiber optic cable. There is a movement in Franklin County to improve broadband. TDS Telecom commenced installation of fiberoptic trunk lines and some CV neighborhoods in late 2023 and it is expected that they will gain additional service neighborhoods in the coming years with their upgraded service. TDS backs up their network so that during an electrical power outage, service is still available on their system.

*Cellular Coverage.* Cellular coverage is strongest in the west part of town, up and around Sugarloaf Mountain and there is limited coverage in the southern/eastern part of the town. The town cannot allow a tall cellular communication tower near the airport due to height restrictions, but a lower height communication system is needed to serve the lower Valley region on the east side of Town.

*EV Charging Stations.* There are a total of 15 Electric Vehicle (EV) chargers in Carrabassett Valley. In 2022, Sugarloaf installed five SWTCH stations in parking lot E and four town-owned Level 2 SWTCH charging stations in the Golf Course Parking area. There are also two Tesla charging stations and two Level 1 stations located in the hotel guest parking lot. In late 2023, two Town-owned Level 2 ChargePoint stations also came online at the Outdoor Center.

Sugarloaf has plans to increase the EV infrastructure to accommodate the growing needs of their guests and the Town is interested in installing EV charges in other high use areas. Additionally, many of the local condo developments are seeking ways to maintain accessibility to the charging stations and adequate vehicle parking while managing restrictions for emergency and snow removal equipment.

## **SUGARLOAF REGIONAL AIRPORT**

The Sugarloaf Regional Airport is a public use airport owned by the Town of Carrabassett Valley. Located approximately one mile from the Valley Crossing / Town Office area, residents and visitors utilize the airport for private and commercial flights as well as recreational activities such as scenic flights and flight lessons. The airport continues to see increased use as the Town currently provides seventeen land leases for private airport hangars.

In 2016, fuel tanks were added to the airport to allow purchase of aviation (100LL) and non-ethanol fuels (MOGAS). This project was a considerable enhancement for the airport. In 2022, a new taxi lane was constructed to accommodate 3 new box hangars and up to ten new t-hangars which will be privately built upon demand. The Town receives land lease fees and property taxes from the private hangars. The lease fee revenues are placed in the town's airport reserve account which is utilized to fund the town's share of grant funded capital projects at the airport.

## EDUCATION

Carrabassett Valley's public education system is governed by an elected five-member school committee and employs a Superintendent and part-time school secretary. The town does not have a public school system so students are tuitioned to schools in MSAD #58, a school district that includes the towns of Phillips, Avon, Kingfield, and Strong. All elementary school children are bused to the MSAD #58 school in Kingfield or to the elementary school in Stratton. High school students have the option of attending MSAD #58's Mount Abram High School, Mount Blue High School, or Carrabassett Valley Academy.

In 2022-2023, the town tuitioned 90 students, including 1 student at Kingfield Elementary School, 2 students at Day Mountain Regional School, 33 students at the Stratton School, 10 students at Mt. Abram High School, 2 students at Mount Blue High School, 27 full-year and 15 partial-year students at Carrabassett Valley Academy. Additionally, as part of the 2022-2023 budget, \$100,000 was approved for Enrichment Grants to provide innovative and enriching educational opportunities for students.

Carrabassett Valley Academy is accredited by the state for grades 7 through 12. The academy specializes in training students for winter athletics, primarily alpine skiing and snowboarding. In 2022-2023, the academy enrolled 30 winter season students and 75 full term (fall to spring) students. The academy attracts students from the United States, Canada, and beyond.

While the town's system of tuitioning students at CVA and neighboring schools is successful, some community members are interested in building a school in the town of Carrabassett Valley and there is concern about long-term educational opportunities in the region. In 1999, the town appropriated funds to complete a planning study to look at the feasibility of building a K-8 elementary school in Carrabassett Valley. The study looked at potential sites, conceptual building plans, capital, and operating budgets and comparative analysis. In 2003, based on the study, the town took a vote on whether to fund the next steps in building a school and the vote failed.

The School Committee is currently talking with MSAD #58 leaders about future collaboration. They are exploring the possible impacts of and responses to potential changes to the current education system such as school closings in other towns. Regional partnerships and collaboration are critical.

## LIBRARY & INFORMATION SERVICES

### CARRABASSETT VALLEY PUBLIC LIBRARY & COMMUNITY CENTER

The Carrabassett Valley Public Library, located adjacent to The Anti-Gravity Complex off of Route 27, functions as the cultural center of the Town. The library has over 5,300 members. In 2022, the library welcomed over 5,700 visits, including over 1,400 guests who gathered in the Begin Family Community Room, a space for meetings and other gatherings.

Library Member Services are free and include highspeed Internet access, 24/7 WiFi, access to free streaming services, ebooks and audiobooks, DVD and Kindle lending, and Interlibrary Loan (ILL). The library provides patrons with access to over 13,000 items in-house and thousands more in the form of ebooks, audiobooks, and streaming services from Kanopy, as well as free or discounted admission passes to the Maine State Parks, Western Maine Play Museum, and the Children's Museum of Maine.

The Town owns the library facility and pays the salary of one full time staff member. A portion of the building is used as a non-profit child-care center, which receives free rent and utilities from the town. The lobby of the facility offers space for people to drop in and work at tables and check emails, or to enjoy the artwork displayed on the walls that changes monthly and features local and statewide artists. The building also offers the Begin Room which is used for public meetings, educational programming, and community support programs such as AARP Tax Preparation Help in the spring and similar functions.



Carrabassett Valley Public Library & Community Center. Photo by Susanne Paul.

## **INFORMATION CENTER**

The Information Center is a 480 square foot building built in 1988 to serve the former Chamber of Commerce. A prior goal was to improve domestic water and sewer at this location. In 2020, the Town installed a domestic water drilled well, added a septic system and renovated the Center to make the space more usable and update the bathroom to ADA standards for staff and guests. The Town is considering adding an addition to create space for a museum that would showcase the history of the Town.

## **SKI & SNOWBOARD MUSEUM OF MAINE**

The Ski Museum of Maine is a non-profit organization with a mission to “celebrate, preserve and share the history and heritage of Maine skiing and snowboarding.” The Maine Ski and Snowboard Museum is a non-profit organization that was founded in 1995 by a small group of friends from the Sugarloaf Ski Club. In 2022 the museum moved from Kingfield to space provided by Sugarloaf on the Access Road at Sugarloaf.

## **CEMETERY**

The Carrabassett Valley Cemetery is approximately three acres, located in a very picturesque and quiet location between the airport and the Carrabassett River. To date, only a small number of people have been buried there so the land is sufficient in size to accommodate the town for many years.

## **CLIMATE AND SUSTAINABILITY**

Over the last 12 years there have been four flood episodes, two of which occurred in 2023, and the 100-year floods are increasingly more common. While the flooding hasn’t affected any of the municipal buildings, it caused damage to Outdoor Center Timber Harvest roads and Nordic and Mountain Bike Trails, the Narrow Gauge Pathway, the shoreline of Riverside Park, and a portion of the tennis courts.

Current resilience measures implemented in recent years include installing a 25-kilowatt generator at the Outdoor Center lodge that serves as a warming station or disaster center as well as a high-capacity generator which enables the new mountain fire station to be a disaster command center.

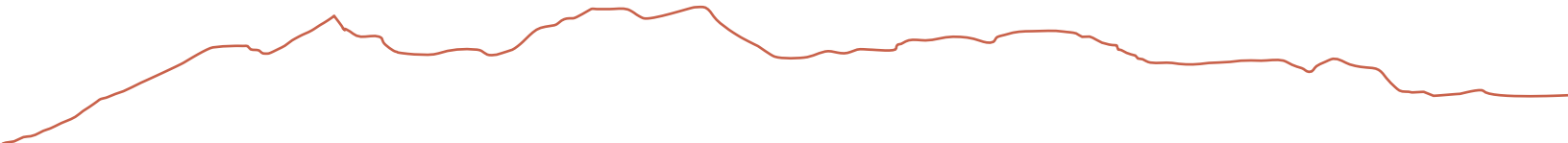
Town leaders have been considering ways to make the Town facilities more resilient to flooding and other climate impacts. The Town is making an effort to keep new development out of the flood zone and considering redrawing the 100-year flood lines, which are now more like 20-year floods. (FEMA is in the process of redrawing and redefining some of their flood lines). The Town is also considering making more permanent repairs on the Narrow Gauge pathway. The Town relies on users and community members to report storm damages on the trails.

The following tables list town-owned properties, properties owned by utilities and service providers, and state and federal properties.

| <b>Municipal Property</b>                                                  | <b>Address</b>                     |
|----------------------------------------------------------------------------|------------------------------------|
| Jones Public Lot                                                           | East Side of Carrabassett River    |
| Carrabassett Valley Town Office                                            |                                    |
| Valley Fire Station                                                        |                                    |
| Northstar Ambulance Base                                                   |                                    |
| CV Town Park & Pool                                                        | 1001 Carriage Rd                   |
| Info Center                                                                | 1216 Carrabassett Dr               |
| Sugarloaf Regional Airport                                                 | 1220 Carrabassett Dr               |
| Airport Trailhead Parking Lot                                              | 1240 Carrabassett Dr               |
| EMS/Fire Radio Repeater                                                    | Hutchins Circle in Redington North |
| Campbell Field Trailhead Parking Lot                                       | Campbell Field Trailhead           |
| CV Public Lot & Sugarloaf Outdoor Center                                   | 3001 Outdoor Center Rd             |
| Anti-Gravity Complex                                                       | 3207 Carrabassett Dr               |
| CV Public Library, Community Center, and Western Maine Center for Children | 3209 Carrabassett Dr               |
| CV Police Department & Sugarloaf Security                                  | 9000 Main St                       |
| Sugarloaf Golf Course & Clubhouse                                          | 5071 West Mountain Road            |
| CV Transfer Station                                                        | 4056 Carrabassett Drive            |

| <b>Utility &amp; Service Property</b>          | <b>Address</b>       |
|------------------------------------------------|----------------------|
| Maine Huts & Trails Stratton Brook Parking Lot | 4008 Bigelow Station |
| CV Sanitary District                           | 4064 Carrabassett Dr |
| Sugarloaf Water Association                    | 5005 Iron Brook Rd   |
| CMP Bigelow Substation                         | 40xx Carrabassett Dr |
| Maine Ski & Snowboard Museum Site              | Sugarloaf Access Rd  |
| Sugarloaf Garage Cell Tower                    | 7001 Bucksaw Road    |
| Sugarloaf Summit Cell Tower                    | Sugarloaf Summit     |
| Transfer Station Cell Tower                    | 4056 Carrabassett Dr |

| <b>State &amp; Federal Property</b>              | <b>Address</b>                       |
|--------------------------------------------------|--------------------------------------|
| MDOT Seasonal Rest Area                          | Leased Land along Carrabassett Drive |
| Maine BPL Reserve Land abutting Bigelow Preserve | In the woods                         |
| Homeland Security Tower & Maine State Police     | Sugarloaf Summit                     |
| Appalachian Trail                                | Caribou Pond Rd & ME Route 16/27     |



# MOBILITY & TRANSPORTATION

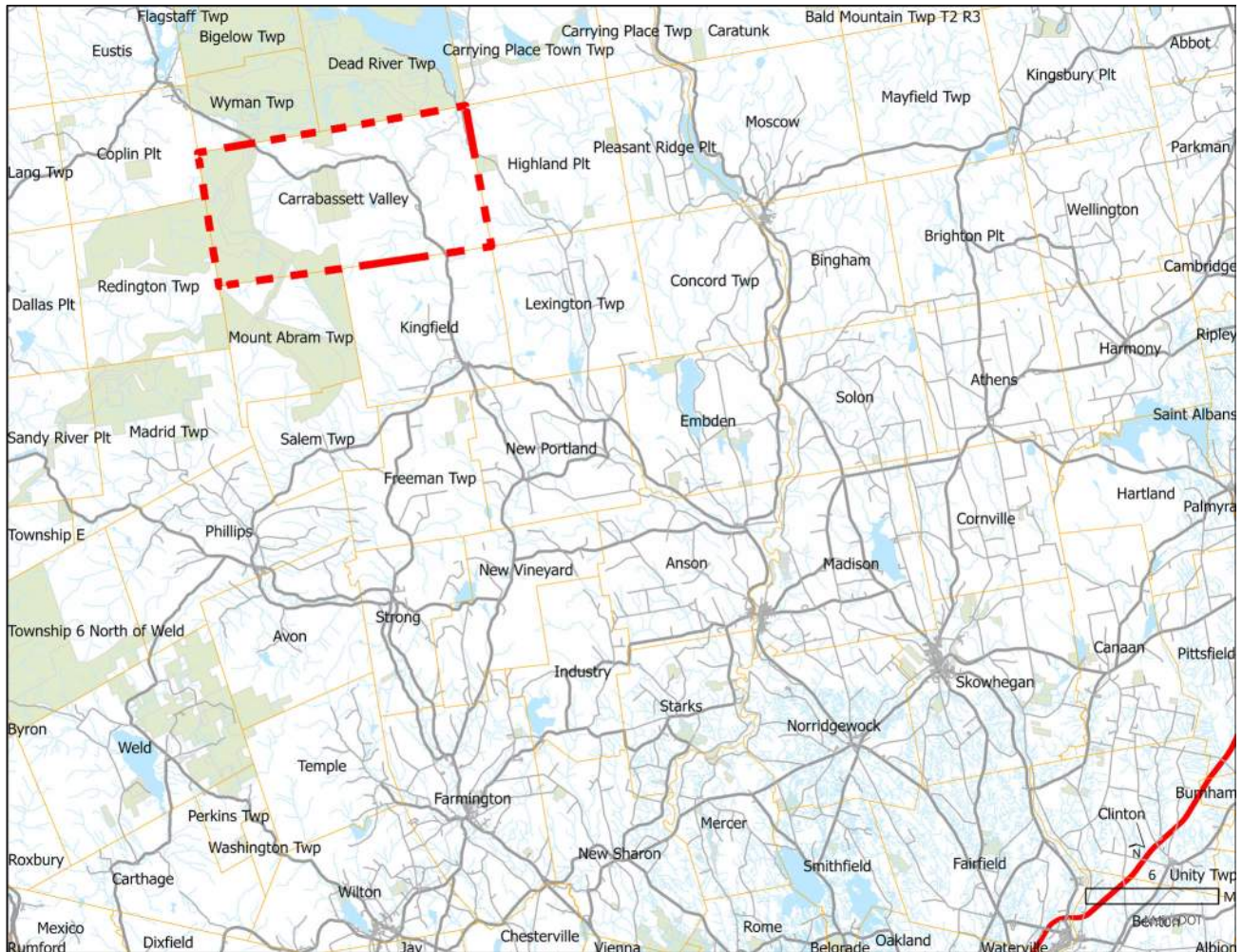
## KEY FINDINGS

- **The Town of Carrabassett Valley is known as a “one road town”** as it is almost entirely dependent on the regional highway network to bring people in and out of the area, and on the automobile as their mode of transportation.
- **Most commuters drive and commute alone.** This is true for the workforce but not for the skiers (visitors are often arriving in larger numbers).
- **Limited alternative transportation options do exist.** The presence of a major employer and destination resort allows for bus service to exist from as far as Farmington, which is unique for a remote town with a smaller population. In addition, the Sugarloaf Explorer also allows for alternative transportation options at and around Sugarloaf Mountain. Sugarloaf Explorer ridership has varied but is a vital service that can alleviate parking issues on the mountain.
- **An increase in intensity and frequency of storms is causing flooding and damage to roads and transportation infrastructure.** Given that the one major road in and out of town is a lifeline to neighboring towns and the region, Carrabassett Valley should plan for and anticipate flooding and other climate related impacts on the ability for residents and visitors to move safely and freely through town.

## REGIONAL AND LOCAL ROAD NETWORK

Transportation in Carrabassett Valley is centered around Route 27, a two-lane Maine state highway that stretches from the Canadian border in Coburn Gore south to Farmington. To reach Carrabassett Valley travelers must use Route 27, a secondary state highway along the Carrabassett River Valley. From the south, Route 27 can be accessed in Augusta 70 miles away, or via Route 4 out of Lewiston-Auburn through Farmington. From the west, Route 27 is reached via Route 16 through Rangeley.

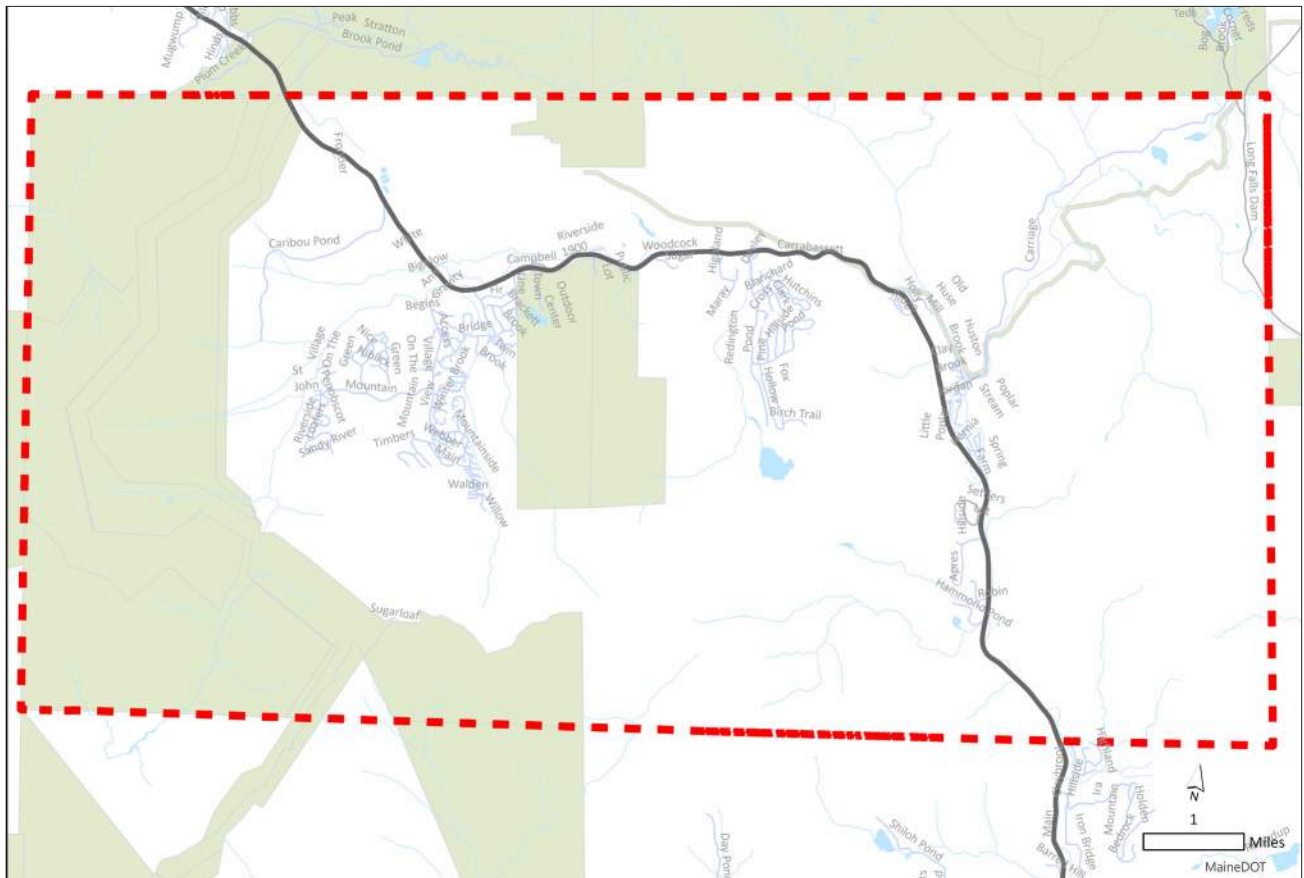
The Maine Turnpike and this network of two-lane highways brings Portland to within 3 hours of Carrabassett Valley and Boston to within 5 hours. Nevertheless, Route 4, 16, and 27 are not intended for high-speed travel. They service town centers, are unlit in the long rural stretches, and have numerous curves. They also carry lumber, logging and other large commercial trucks in relatively high numbers. They thus are not ideal highways to link a high-volume recreation resort to the population centers of the state and New England. This makes their maintenance – paving, plowing, clear striping and signs, improvements of geometrics, etc. – critical both to the safety of travelers and to the economic health of a recreational region dependent on high volumes of traffic, including winter traffic. The winding, rural highways have the benefits of scenery, and in fact Route 27 from Kingfield to the Canadian border is a state-designated scenic highway. Nevertheless, this needs to be balanced against the need for safety and reasonable speed of travel.



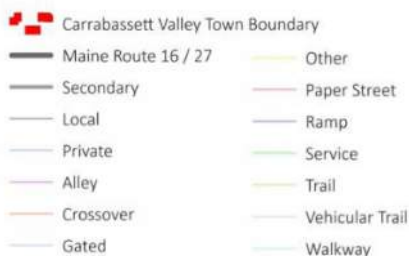
## Town of Carrabassett Valley, Maine Regional Road Network

- Primary
- Secondary
- Local
- - - Carrabassett Valley Town Boundary
- Maine Townships

**Local Roads.** Nearly all local roads in Carrabassett Valley are all privately owned and managed. The town maintains about 1 mile total of roads for year-round travel: the first ½ mile of the Carriage Road from Rt 16/27, the beginning of Old Huse Mill Road, and Campbell Field Road. The town maintains two recreational trailhead parking lots as well. All other roads are privately owned and managed by their respective homeowners or associations.



### Town of Carrabassett Valley, Maine Local Road Network (E-911 Roads)

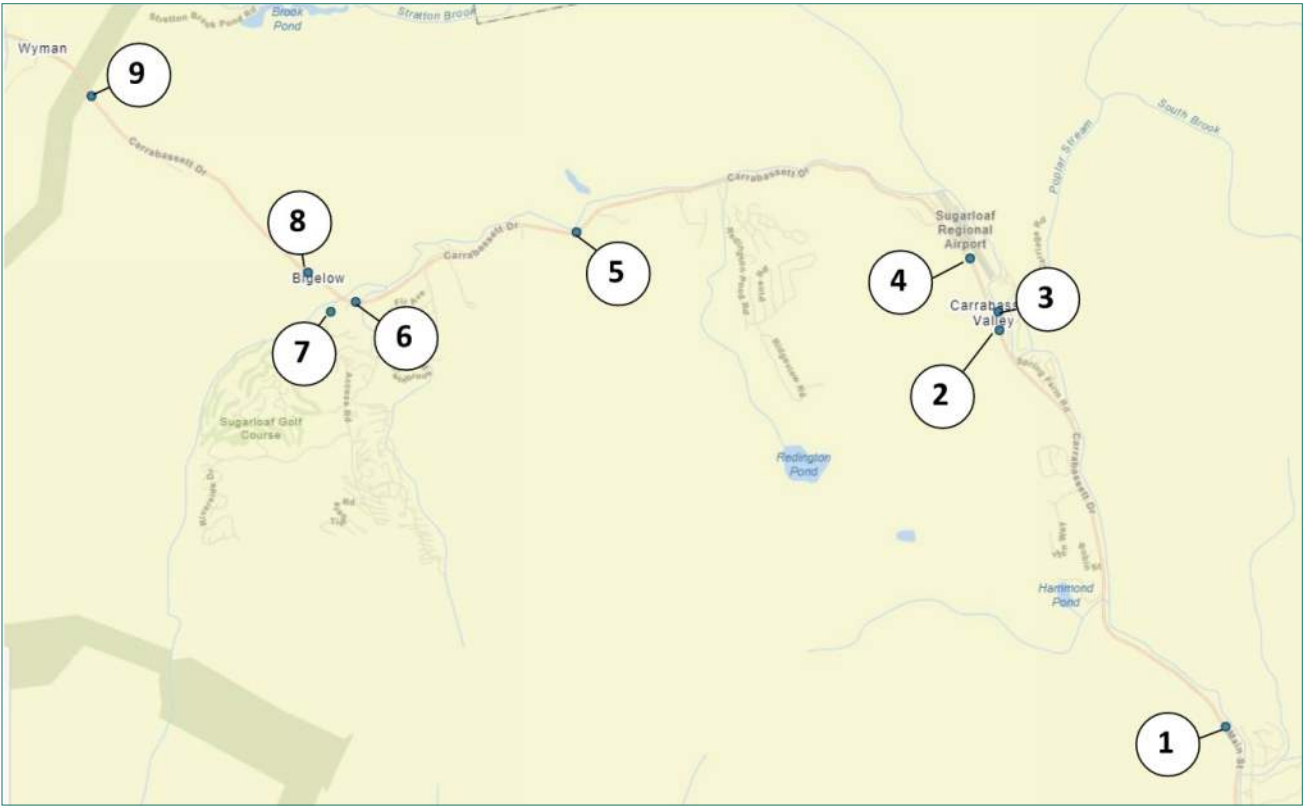


# TRAFFIC: VOLUMES AND GENERATORS

## TRAFFIC VOLUMES

Maine Department of Transportation (DOT) records traffic volumes for several sites in Carrabassett Valley. The table below shows traffic volumes at nine (9) stations in the town, with the Station ID, name, location, functional class, and recorded traffic volumes numbers at selected years (2008, 2014, 2020, 2023). Note that data is not captured for each year at each station and most of the data is captured in August. According to this data, traffic volumes have increased over time in Carrabassett Valley and traffic is consistently higher at the stations south of the Sugarloaf Access Road than north of the Access Road. One area for future study is to look at the seasonal changes in traffic volumes given the increase in activity during the winter.

### Maine DOT Traffic Volume Stations



Above: Maine DOT Traffic Volume Stations as shown in the Traffic Volumes table below.

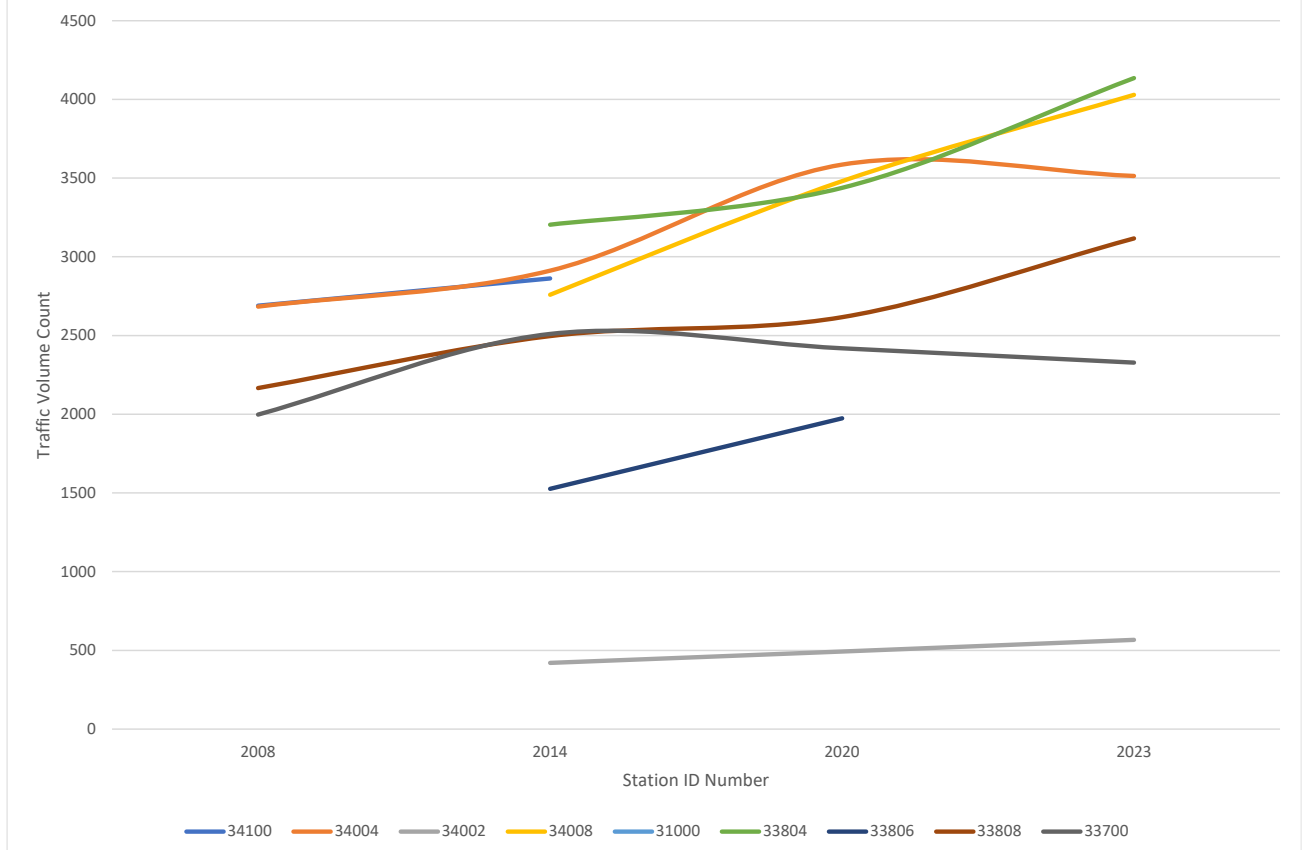
### Town of Carrabassett Valley Traffic Volumes 2008, 2014, 2020, 2023

Source: MaineDOT

| Map Key | Station ID   | Location                                     | Functional Class       | 2008  | 2014  | 2020  | 2023  |
|---------|--------------|----------------------------------------------|------------------------|-------|-------|-------|-------|
| 1       | 230701834100 | Rt 16 at Kingfield Town Line                 | Minor Arterial (Rural) | 2,690 | 2,862 |       | 4,139 |
| 2       | 230701834004 | Rt 16 at Valley Crossing (Tufulio's)         | Minor Arterial (Rural) | 2,684 | 2,912 | 3,585 | 3,513 |
| 3       | 230701834002 | Carriage Road at Valley Crossing (Tufulio's) | Local (Rural)          |       | 420   | 492   | 566   |
| 4       | 230701834008 | Rt 16 across from Airport                    | Minor Arterial (Rural) |       | 2,759 | 3,480 | 4,028 |
| 5       | 230701831000 | Rt 16 at Sugar Ridge (Oh My Gosh Corner)     | Minor Arterial (Rural) | 2,776 |       |       | 3,066 |
| 6       | 230701833804 | Rt 16 at Mountainside Grocers                | Minor Arterial (Rural) |       | 3,204 | 3,438 | 4,135 |
| 7       | 230701833806 | Access Road north of Rt 16 Intersection      | Local (Rural)          |       | 1,526 | 1,974 |       |
| 8       | 230701833808 | Rt 16 north of Access Road                   | Minor Arterial (Rural) | 2,166 | 2,496 | 2,616 | 3,116 |
| 9       | 230701833700 | Rt 16 at Wyman Town Line                     | Minor Arterial (Rural) | 1,998 | 2,510 | 2,419 | 2,328 |

### Town of Carrabassett Valley Traffic Volume Counts for 2008, 2014, 2020, and 2023

Source: Maine DOT



## TRAFFIC GENERATORS

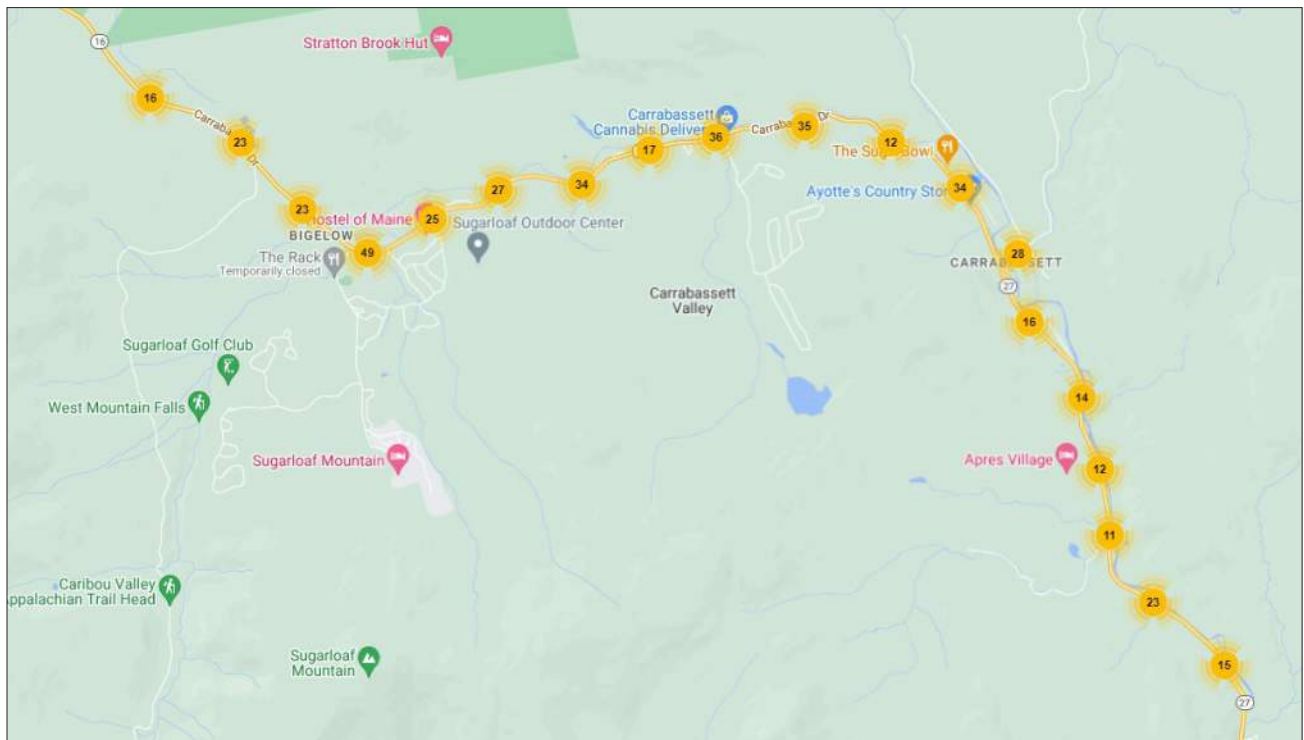
While overall traffic in Carrabassett Valley is low, there are few major traffic generators, particularly in the winter season. In addition, if there is a large snowstorm, a long weekend, or a holiday week, traffic approaching Sugarloaf Mountain Resort from the south can be heavy. In the summers, there is an uptick of traffic with people coming and going from Riverside Park and the Samantha Wright Memorial Pool, which is the location of the Outdoor Adventure summer camp program. Traffic generators in Carrabassett Valley include:

- **Sugarloaf Mountain Resort and Access Road.** There are higher volumes in the winter and on weekends. This traffic has increased in the last ten years, and increased during the summer too.
- **Sugarloaf Outdoor Center.** Higher volumes in the winter but increasing in the summer due to mountain biking.
- **Riverside Park.** Traffic volumes are high throughout the day in the summer, but particularly in the mornings and afternoons during Outdoor Adventure Camp drop off and pickup.
- **General Recreation Use.** Visitors come to camping in Eustis and surrounding areas and use trails for ATVs, hiking, and mountain biking, particularly in the summer and fall.
- **Truck Through Traffic.** Trucks traveling to and from Canada are a significant part of the traffic in Carrabassett Valley, as everything arrives by truck (e.g. water, Lime, wood chips, logs). When it is icy the trucks cannot make it through certain sections of the road, particularly Bigelow Hill, and it causes safety and traffic backup issues.

## CRASHES

According to the Maine DOT Crash Query Tool, between 2003 – 2023 there were 460 crashes. Most crashes occurred in the winter months, which is not surprising given the uptick in activity during the ski season. In that same time, more crashes occurred on Fridays (72) and Saturdays (74). Most crashes (37) occurred in the 4 o'clock hour and more than half of crashes (243) were drivers who went off the road. The next highest were moose (51), being rear-ended, and deer (49).

Several areas stood out as experiencing more crashes, including the area around the Access Road, Route 16, and the entrance to Mountainside Grocers, the Library, and the Anti-Gravity Complex. In addition, the stretch of Route 16 near the airport and town office is a higher frequency crash locations over the last twenty years.



Map: Crashes between 2003 – 2023 in Carrabassett Valley.

## PARKING

Parking is generally considered sufficient in most parts of Carrabassett Valley, apart from a several locations at certain times of day and year:

### **Sugarloaf Mountain Resort**

Most notably, during the ski season – particularly during and just after high snowfall winter storms, parking at Sugarloaf Mountain Resort is at a premium and the resort works to manage parking demands and conflicts as they arise.

### **Riverside Park**

During the summer months, parking can be difficult at Riverside Park, which is busy with the Samantha Wright Memorial pool users, families dropping off and picking up kids from the Outdoor Adventure Camp, and people parking there for trail access.

### **Trailheads**

There are trailhead conflicts due to snowmobile trailer parking. A pickup truck with a trailer takes up a lot of room and parking areas often cannot accommodate many vehicles with trailers. Other trailheads with parking conflicts or challenges include Caribou Pond Road – both at Route 27 and at the AT gate, Bigelow Hill, Campbell Field (this parking lot serves mountain bike trails and ski trails), Stratton Brook, and the Airport Trailhead / Blackfly Trailhead. At this location, trail users can park to go into the Maine Huts and trails and this trailhead is recognized as undersized for busy days and the variety of users.

The Snowmobile Club is in discussion with the Sanitary District about accommodating snowmobile trailers at the north end and further discussions are needed to identify new locations or solutions for how to accommodate these users.

### **Carrabassett Valley Public Library, Mountainside Grocers, Anti-Gravity Complex (AGC)**

With several amenities and services located right next to each other, this part of town experiences more traffic and parking conflicts, although not on a consistent basis. It is particularly busy during the vacation weeks and homecoming. There is a school bus stop at the AGC / Library where they are boarding 24 students out of a dozen cars so it is an area where safety is an even greater concern. The parking lot will get smaller with the addition of the AGC and these issues should be considered during that design process.

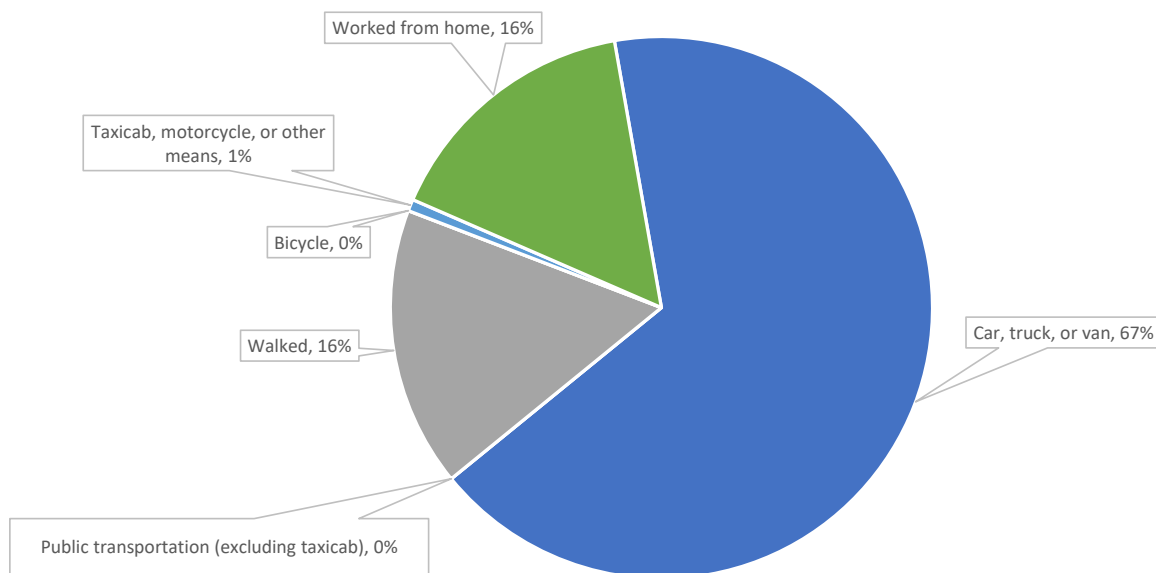
It is also important to note that during Reggae Festival weekend parking is a challenge throughout town, and during some years there are still snowbanks which adds to the constraints on parking.

## COMMUTING

According to the American Community Survey (ACS) 2002 5-year Estimates, the majority of residents of the Town of Carrabassett Valley primarily drive to work (67%). The next highest percentages included “worked from home” (16%), or “walked” (16%) to their place of employment. Presumably those walking live on site at Sugarloaf Mountain Resort or directly adjacent. The ACS states that of those who drove, the majority drove alone (63.1%), and a very small portion carpoolled in a two-person carpool (3.8%).

### Town of Carrabassett Valley Means of Transportation to Work

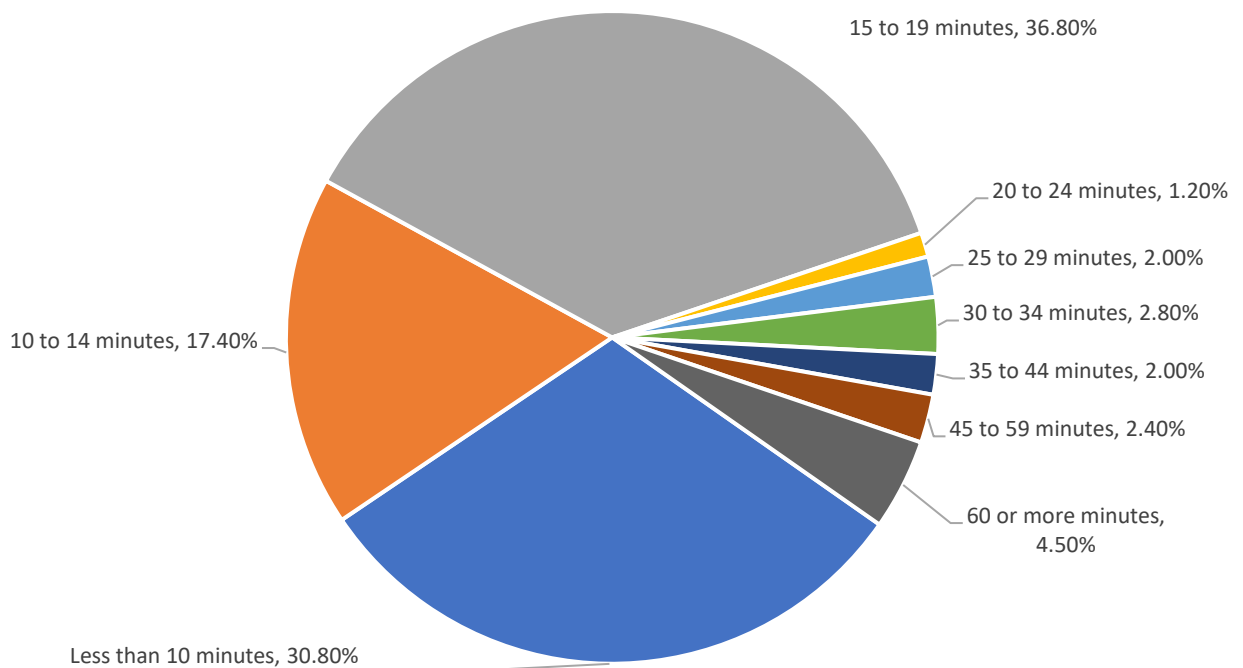
Source: American Community Survey ACS 2002 5-year Estimates



Commute times vary in Carrabassett Valley, with 15 to 19 minutes being the most common length of time (36.8%), and less than 10 minutes being the next most common commute time (30.8%). Just under 20% of residents commute between 17.4%. All together over 80% of residents commute for less than 20 minutes to work. A small portion (4.5%) travel an hour or more to work.

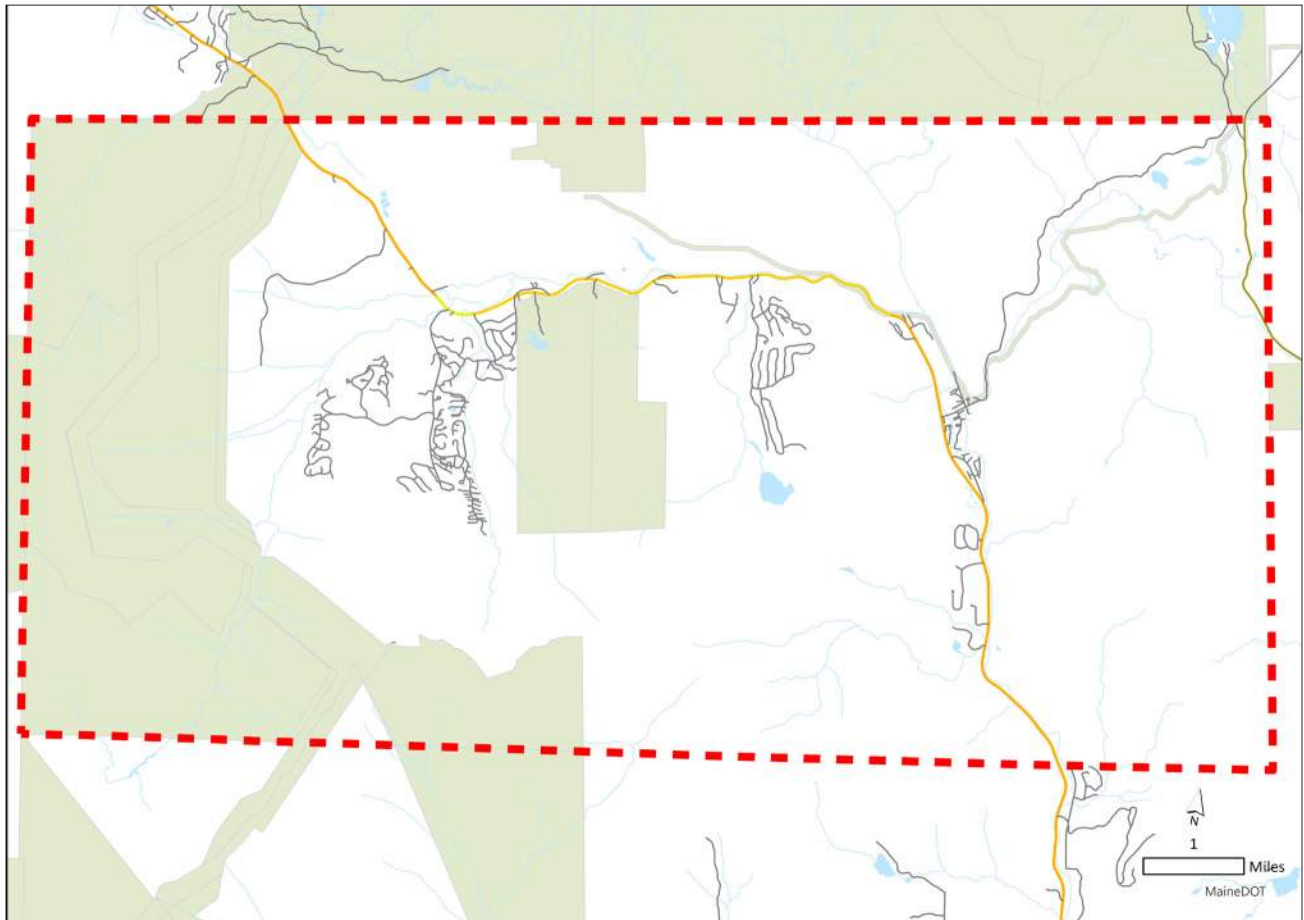
### Town of Carrabassett Valley Travel Time to Work

Source: American Community Survey ACS 2022 5-year Estimates



## POSTED SPEED LIMITS

Maine DOT provides posted speed limits data for Route 16, shown below. Speeds on Route 16 decrease from 65mph approaching the Sugarloaf Access Road down to 45 and 35pm, and in the winding section between the airport and the Access Road.



### Town of Carrabassett Valley, Maine Posted Speed Limits



## TRANSIT AND ALTERNATIVE TRANSPORTATION PROVIDERS

While the town does not provide public transportation, there are two bus shuttles that service Carrabassett Valley.

**The Sugarloaf Express.** The Sugarloaf Express is a bus service operated by Western Maine Transportation Services, a regional transportation service operating routes throughout Maine that are open to the general public. The Sugarloaf Express provides service between Sugarloaf to Farmington, New Vineyard or Kingfield seven days a week, from early December through mid-April dependent on end-of-season conditions. Fare run between \$2.00 to \$3.00 depending on the route.

**The Sugarloaf Explorer.** Also operated by Western Maine Transportation Services, The Sugarloaf Explorer bus system provides free car-free transportation on a network of routes that links neighborhoods in and around Sugarloaf Mountain Resort with the Sugarloaf Base Lodge. This service was established during the 2007 – 2008 ski season. Evening service is also available on the weekends so that people have a car-free way to get home from the Base Lodge bars and restaurants.

## RAIL

There is no rail service to Carrabassett Valley.

## AIRPORT

The Sugarloaf Regional Airport is a general aviation airport located along Route 16 near Riverside Park and the Town of Carrabassett Valley Town Office. The airport is operational, publicly owned and operated by the town, and open to the public. Sugarloaf Regional Airport sits at 880 feet of elevation and is approximately 65 acres with a single asphalt runway of approximately 2797 ft. by 75 ft. The town employs an airport manager to oversee operations of the airport. The airport provides a vital service for life flight and relies on highly accurate weather conditions information.



## CURRENT PLANNING EFFORTS AND PROJECTS

Carrabassett Valley does receive annual Local Road Assistance from Maine DOT. Maine DOT currently programmed \$4,108 for local road assistance for 2024. In 2023 Maine DOT reported the following maintenance accomplishments:

| <b>Maintenance Accomplishments in Carrabassett Valley (2023).</b> |                                              |
|-------------------------------------------------------------------|----------------------------------------------|
| <i>Source: Maine DOT</i>                                          |                                              |
| <b>Unit</b>                                                       | <b>Accomplishment</b>                        |
| 40                                                                | Tons of Patch Applied                        |
| 2                                                                 | Emergency Event Responses                    |
| 5                                                                 | Should Miles of Sweeping                     |
| 1                                                                 | Bridge Inspections Performed                 |
| 4,880                                                             | Linear Feet of Shoulder Rebuilt              |
| 1,200                                                             | Cubic Yards of Roadway Gravel Installed      |
| 90                                                                | Linear Feet of Guardrail or Fence Maintained |

In addition, several Maine DOT projects are currently programmed for the 2024, 2025, and 2026 calendar years. The table below lists planned capital and maintenance work for 2024 – 2026.

| <b>Planned Capital and Maintenance Work (2024 – 2026).</b> |                       |                            |                                                                                                                                                                                |                                              |                                  |                      |
|------------------------------------------------------------|-----------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------|----------------------|
| <i>Source: Maine DOT</i>                                   |                       |                            |                                                                                                                                                                                |                                              |                                  |                      |
| <b>ID</b>                                                  | <b>Work Plan Year</b> | <b>Asset(s)</b>            | <b>Description</b>                                                                                                                                                             | <b>Scope of Work</b>                         | <b>Highway Corridor Priority</b> | <b>Est. Funding*</b> |
| 018689.07                                                  | 2025                  | Sugarloaf Regional Airport | Safety and infrastructure improvements: rehabilitation of runway                                                                                                               | Aviation, Runway / Taxiway, Rehabilitation   | N/A                              | \$5,250,000          |
| 018689.08                                                  | 2026                  | Sugarloaf Regional Airport | Design and construct new terminal building                                                                                                                                     | Aviation, Airport Building, New Construction | N/A                              | \$650,000            |
| 027946.26                                                  | 2026                  | Sugarloaf Regional Airport | Future allocated funds for the Sugarloaf Regional Airport                                                                                                                      | Aviation, Runway / Taxiway, New Construction | N/A                              | \$292,000            |
| 027970.00                                                  | 2026                  | Route 16                   | Beginning 0.20 of a mile north of the Carrabassett town line and extending southeast 15.84 miles. Project funding is contingent on Congressionally Directed Spending approval. | Highway Paving, Rural Highways, 1 ¼" Overlay | HCP 2                            | N/A                  |

## CLIMATE CHANGE AND TRANSPORTATION

While Carrabassett Valley may not face some of the most severe climate impacts compared to coastal regions, changes in weather patterns and extreme weather events will likely necessitate adaptations in transportation planning and road infrastructure and maintenance to ensure continued connectivity and safety for residents and visitors alike. Climate change is expected to impact transportation in Carrabassett Valley, Maine in the following ways:

**Increased Precipitation and Flooding.** Increased precipitation (in frequency and volume) and more intense storms is leading to more frequent flooding events, which can damage roads, bridges, and culverts. Flooding is becoming a major problem in Carrabassett Valley. In the past 12 years, the Town has experienced four floods, two of which have cut off access to Route 27 for more than a day without heavy earthwork and caused millions of dollars in damages.

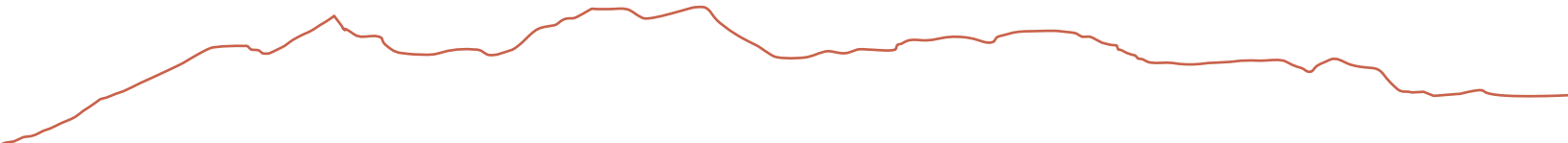
**Extreme Wind Events.** Extreme wind is a big concern in Carrabassett Valley, causing power outages, downed trees, and property damage.

**Weather Unpredictability.** While Maine's winters are becoming milder and snowfall is decreasing, weather patterns are becoming less predictable. This could affect winter road maintenance practices, requiring adjustments in snow clearing and ice control strategies.

**Impact on Traffic, Recreation, and Emergency Response.** Increasing road damages, closures, and maintenance needs would disrupt traffic flows and decrease road capacity. In addition to intensifying traffic in Carrabassett Valley, these disruptions could negatively impact the town's recreational tourism sector which relies heavily on the use of Route 27 and the Sugarloaf Access Road. Traffic disruptions could also impede emergency response services such as police, EMS, and fire department from delivering critical services.

**Adaptation and Resilience Measures.** Mounting climate change impacts will compel increased investment in resilient infrastructure, such as stronger roads and bridges, larger culverts, improved drainage systems as well as updates to road maintenance and emergency processes and procedures.

**Extreme Heat Events.** While nearly non-existent in Maine, extreme heat waves can cause buckling and deformation along asphalt roads. These impacts would require more frequent maintenance and repairs. In addition, heat waves stain the energy infrastructure.



# HISTORIC & CULTURAL RESOURCES

## KEY FINDINGS

- **Although a new town in terms of municipal incorporation, the area known as Carrabassett Valley has a long history stretching back thousands of years.** This includes evidence of Paleo-Indian settlements in the region. The Town's History Committee has meticulously compiled a historical timeline and supported the creation of a comprehensive history book for Carrabassett Valley.
- **There are very few notable historical buildings and resources in Carrabassett Valley.** These include Bigelow Station, a remnant of the town's railroad era, and a small camp believed to be an old schoolhouse.
- **The development of ski trails on Mount Bigelow in 1948 led to the dramatic transformation of the Carrabassett Valley area into a prominent ski and outdoor recreation destination.** These trails, and the ensuing popularity, led to the eventual establishment of Sugarloaf Mountain as a premier skiing location. Conservation initiatives, such as the establishment of the Bigelow Preserve in 1976 and the conservation of Crocker Mountain property in 2013, have helped preserve the region's natural beauty.

## OVERVIEW

Carrabassett Valley has a rich history spanning thousands of years, from the ancient Paleo-Indians to its present-day status as a vibrant recreation-based community. The town's historical journey comprises the region's indigenous roots, European exploration, and its transformation from a lumber and railroad hub to a thriving year-round destination for skiing and other recreational activities.

The Town's History Committee has created an extensive historical timeline for Carrabassett Valley, with initial research conducted by Dick Crommett. The History Committee also supported the completion of the Town of Carrabassett Valley History Book which is anticipated to be published by Down East in the fall of 2024.

This chapter outlines the town's history and identifies the known prehistoric and historic resources, and recommends steps for their protection.

## HISTORICAL BACKGROUND

The story of Carrabassett Valley begins with the Paleo-Indians, the early inhabitants of western Maine, estimated to have arrived between 13,000 to 10,000 years ago. These Paleo-Indians laid the foundation for the Wabanaki tribes, including the Penobscots, Passamaquoddys, Micmacs, and Maliseets. Evidence of their presence surfaced in a 1999 archaeological excavation at Hammond Field on Route 27, revealing small flint tools originating from eastern New York. However, precise dating proved challenging, leaving archaeologists to surmise a history spanning several thousand years, possibly reaching back to the late ice age.

European explorers arrived in Maine in the 1500-1600s. As a result of the spread European diseases and increased conflicts between tribes, the native population was decimated in Carrabassett Valley as well as the rest of the state. By about 1730, all the native inhabitants of western Maine had vanished.

The origin of Carrabassett Valley's name is linked to an event in 1724 when a group from York, Maine attacked and burned the village of Old Point, now Madison. This incident claimed the lives of a Catholic priest named Father Raul and a potentially significant figure named Chief Carrabassett. While historians debate whether the town was named after the Chief, a linguistics specialist for the Penobscot Nation Tribe suggested that "Carrabassett" is a Wabanaki term meaning "one who turns around quickly," possibly indicating agility in combat or hunting.

Significant changes to the region occurred in 1793 when the Commonwealth of Massachusetts sold 1.1 million acres of western Maine to William Bingham of Pennsylvania for approximately 13 cents per acre. Bingham, a wealthy figure of his time with a background in the West Indies as a privateer agent and an eventual member of the Continental Congress, played a pivotal role in shaping the region's future. The vast tract of land was surveyed and divided into townships, with two eventually becoming Jerusalem and Crockertown, the predecessors to Carrabassett Valley.

The late 19th century saw the establishment of the Kingfield & Dead River Railroad in 1894, featuring a two-foot narrow gauge line that provided essential transportation for lumber, pulpwood, and timber. The rail line also served passengers, contributing to the development of homes, sawmills, and a lodging facility named Carrabassett House and Cottages.

The railroad played a vital role until its closure in 1935, which, coupled with the 1927 construction of Route 27 (Arnold Trail), led to a gradual exodus of inhabitants. The buildings remaining found new life as hunting and fishing camps. In the same year, the final section of the Appalachian Trail opened, running from Bigelow Station to Oberton Stream. This period also witnessed the establishment of a Maine Forest Service campground in Campbell Field, as illustrated in a 1938 Maine Appalachian Trail Club map.

World War II brought further changes as the U.S. Army built an emergency landing field in Jerusalem, which later became the Sugarloaf Regional Airport in 1942. During the 1940s and 50s the area maintained its importance as a source of pulpwood, contributing to the war effort.

The transformation of Carrabassett Valley into a renowned ski destination began in 1948 when locals from Kingfield cut a ski trail on Mount Bigelow. That same year, the Maine Ski Council conducted a thorough search for an ideal ski-development location, ultimately selecting Sugarloaf Mountain. Its superior exposure, annual snowfall, and accessibility made it the perfect choice. The Sugarloaf Mountain Ski Club was organized in 1950, securing an easement to build an access road to Sugarloaf. Trail and lift development commenced in 1951, culminating in the operation of the first ski lift, a 10-horsepower portable rope tow, in 1953.

Sugarloaf underwent significant development in the 1960s, attracting skiers, residents, developers, and businesses. In 1967, Sugarloaf hosted the men's NCAA Championships and the World Heavyweight Ski Championships. Cross-country trails emerged from old logging roads, and the state renamed Crockertown to Sugarloaf Township. The 1970s brought about real estate shifts, with condominiums built on the mountain in 1970 and Dead River Co. establishing a recreation division to handle Carrabassett Valley properties.

The first official town meeting took place in 1972 and at the annual town meeting in 1974, Carrabassett Valley voters decided to establish a town-manager form of government. In 1975, the 13 adult residents of Crockertown (officially Sugarloaf Township) voted to join Carrabassett Valley, and the voters of Carrabassett cast ballots in favor of accepting them. The Legislature later approved the annexation. The expanded municipality became the largest in area of any organized town in Maine. At that year's town meeting, held at the base lodge, residents decided to name the combined town Carrabassett Valley, rather than Sugarloaf. In 1976, the Bigelow Preserve, a 36,000 acre state-owned nature preserve was established in neighboring Eustis.

The 1980s brought the founding of Carrabassett Valley Academy, the J.V. Wing Snowmobile Club, the Sugarloaf golf course, and the Sugarloaf Mountain Hotel, as well as other infrastructure improvements. In 1987, a greater than 100-year flood due to spring snowmelt and two subsequent rain storms led to damages to Route 27, river alterations near the newly completed golf course, and a landslide on Crocker Mountain's west side.

In the late 1990s, the Penobscot Nation (PN) closed their 24,000 acres of land in Carrabassett Valley. A Land Committee was formed to encourage discussion between the Town and the PN, resulting in the partial re-opening of the land in 2000 and a full re-opening in 2004.

The Carrabassett Valley Outdoor Association was founded 1999 to promote responsible outdoor recreation throughout the area. In 2001, discussions arose about a proposed trail system and the suggestion to build a network of huts and trails found support from the PN. The Anti-Gravity Complex, a physical training facility, opened that same year and Carrabassett Valley Academy announced campus expansion plans in 2002. In 2003, the town proposed a new clubhouse on the golf course, and the Carrabassett Valley Outdoor Association established a shooting range.

During the 2000s, condominium development surged in Carrabassett Valley as did trail development. In 2007, Maine Huts and Trails began construction, Carrabassett Valley Academy expanded, and Sugarloaf (as well as Sunday River) changed ownership from American Skiing Company to CNL Lifestyle Properties (managed by Boyne Resorts). Maine Huts and Trails' first hut opened in 2008, and the Town's new library and community center project began in 2009. Sugarloaf's 10-year expansion plan unfolded in 2010, marked by the opening of Brackett Basin. In 2011, the Town experienced significant damage due to Tropical Storm Irene. In 2013, the Trust for Public Land conserved the Crocker Mountain property in Carrabassett Valley. The land is now owned by the State of Maine and protected by a conservation easement ensuring that it will never be developed and will always be open to public recreational access.

In subsequent years, Carrabassett Valley saw various developments, including the opening of Burnt Mountain on Sugarloaf, SugarBowl Family Entertainment Center, and a new public pool, and Boyne Resorts purchased Sugarloaf in 2018. The Town's general growth can be attributed both to mountain development projects and an increasing demand for second homes.

During the last few years, flooding has become a significant and mounting concern in Carrabassett Valley due to increasing precipitation (frequency, volume, and intensity) coupled with steep topography. In November

2017, flooding significantly damaged roads, culverts, and recreational trails, prompting a Federal Disaster Declaration. The Campbell Field Bridge needed to be completely replaced. There were two major and costly floods in 2023. In May 2023, flooding caused significant damage to the Town Lot Road and the Narrow Gauge Pathway. In December, 2023 floods caused power outages; significant damage to roads, infrastructure, and trails at the Outdoor Center and Narrow Gauge Pathway; and closed schools, government buildings, Sugarloaf Resort, and Route 27 from Kingfield to Canada.

## ARCHAEOLOGICAL SITES

A 1999 archaeological excavation at the Hammond Field picnic area on Route 27 found small flint tools made from stone mined in eastern New York, indicating they were brought here by some of the earliest humans to arrive in Maine. According to State Archaeologist Dr. Arthur Spiess, the site could not be definitively dated, but it was at least several thousand years old, possibly reaching back to the late ice age.

Projects around the airport over the years identified two state recognized areas of historic significance (circled on the map below). A site at the south end of the airport was surveyed in 2008, but again, researchers could not establish a definite date when it was in use. Dr. Spiess said it would not surprise him if there were many more such sites along that stretch of river. It is also not clear whether the indigenous peoples lived here permanently or just visited occasionally. The Maine Historical Preservation Commission identified this site as ME85-6.

Additionally, a granite block foundation of the old Huse Sawmill from the late 1800s was recognized during a project at the north west end of the airport. The Maine Historical Preservation Commission identified this site as ME912-001.

## HISTORICAL BUILDINGS

Bigelow Station is the best known and most visible historic building in Town. The train station was built at the end of the Narrow Gauge railroad line around 1901, surrounded by sawmills and worker cabins. The station building was remodeled and made more energy efficient in 2023, however, the portion of the building closest to Route 27 has retained the appearance of the old building with a large covered porch. Additionally, the front room maintains many of the ticket station finishes from over 100 years ago.

There is also a small camp on the backside of the airport runway which belongs to the Harrison Family. The structure is believed to be an old school house on the Sugarloaf Access Road that served the Bigelow Station families in the early part of the 1900s. It was moved to its current location sometime in the 60s or early 70s.

## MAJOR PROJECTS 2000-2024

2000: Purchase of the 1203 Acre “State Lot”: \$430k

2001: AGC opened with CVA: \$1.2m (\$600k Each from CVA and Town)

2003: Reconstruction of The Narrow Gauge Trail to Bigelow Station: \$750k (\$600k Grant)

2004: Narrow Gauge Bigelow Station By-Pass Trail to Rt. 27: \$100k

2004: Golf Course Clubhouse Project: \$1m (37.5% Sugarloaf)

2006/07: Outdoor Center Renovation and Expansion Project: \$1.3m

2006/07: Sugarloaf Explorer Transportation Program started (Sugarloaf/Town/State and Western Maine)

2009/10: New Community Center/Library Project: \$1.5m (\$300k Private Donations)

2011: Munzer Multi-Purpose Recreational Bridge: \$140k (\$100k Grant)

2011: Start of Mountain Bike Trail Development Program: Over \$1m

2012: Golf Course Irrigation Project: \$1.4m, split evenly between Town and Sugarloaf

2016: Airport Fuel Farm: \$450k, primarily grant funded

2015: New Town Pool: \$500k, \$100k grant

2018 Campbell Field Bridge Project: using primarily FEMA funding: Bill French, Linsco Co.

2020: Purchase of the Jones Public Lot

2020: New Mountain Fire Station: \$1.3m

2021: Airport Taxi Lane/ Development Project: \$630k; Town \$40k

## ORDINANCES

The Town's Zoning Ordinances, established in 1992 and updated in 2008, state "for uses located within the Shoreland Zone... 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."

## MAPS

### Map of Historical Buildings and Archaeological Sites in Carrabassett Valley



*Map of Historical Buildings and Archaeological Sites in Carrabassett Valley*



POINT INFORMATION BY:  
GEO-PRO CONSULTANTS, LLC  
SURVEY DATUM:  
HORIZONTAL:  
NAD83 (MAINE WEST)

GEORGO CONSULTANTS, LLC  
HORIZONTAL: NAD83 (MAINE WEST)  
VERTICAL: NAVD 83  
UNITS: U.S. SURVEY FOOT

PHASING NOTES:  
1) SEE DWG. NO. 0

- [illegible]

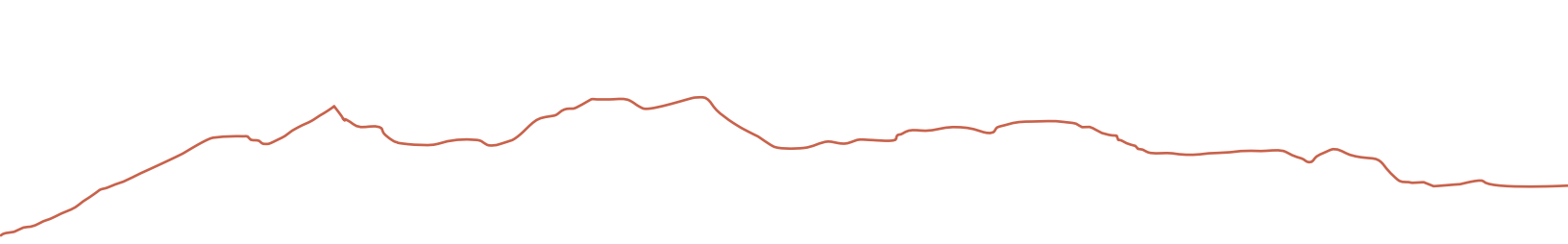
## NOT TO SCALE



**FABRIC CARE NOTES**

1. EACH BATTERY IS MARKED WITH "DANALON, ALKALINE GRAVITY AND WHITE EFFECTIVE GRAVITY" AND "E" MARK ALSO WHICH HAVE APPROVED BY THE BUREAU OF STANDARDS. BATTERY SPACINGS SHALL NOT EXCEED 10 CM UPH TO DOWN.
2. BATTERIES CAN BE FILLED WITH WATER OR SALINE.
3. DESIGNED TO RUN AT 150/250-1 & 150/250-2 SPECIFICATIONS AND PERFORMANCE STANDARDS.
4. MADE OF DURABLE POLYETHYLENE PLASTIC.
5. DIMENSIONS:  $6''(H) \times 6''(W) \times 6''(L)$ .
6. THE OWNER HAS 20-87 LONG BATTERIES AVAILABLE FOR THE CONTRACTOR'S USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER USE OF THE BATTERIES AND THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THAT THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BATTERIES AT THE COMPLETION OF THE WORK. THE ORIGINAL CONDITION AND ALL CONTRACTORS SUPPLIED BATTERIES SHALL BE RETURNED FROM THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETUP, MAINTENANCE AND OPERATION INCLUDING REPAIRING BATTERIES AND LIGHT BULBS IF NEEDED. THE CONTRACTOR, AN OWNER SUPPLIED BATTERIES DAMAGED BY THE CONTRACTOR'S OPERATIONS OR INCIDENTS SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

|                  |      |                           |             |     |                 |                                                                               |                                     |                               |  |                                                                                                                      |  |
|------------------|------|---------------------------|-------------|-----|-----------------|-------------------------------------------------------------------------------|-------------------------------------|-------------------------------|--|----------------------------------------------------------------------------------------------------------------------|--|
| SHEET 3 OF 14    | G1.3 | REVISIONS                 |             |     |                 | SUGARLOAF REGIONAL AIRPORT, CARRABASSETT VALLEY, MAINE<br>CONSTRUCT TAXILINES |                                     | PROJECT DESIGNER              |  | 150 Dow Street<br>Manchester, NH 07804-0227<br>Tel 603-669-5555<br>Fax 603-669-4948<br>Web Page: www.hoyletanner.com |  |
|                  |      | DATE                      | DESCRIPTION | BY  |                 | GENERAL PLAN                                                                  | Hoyle, Tanner<br>& Associates, Inc. | Web Page: www.hoyletanner.com |  |                                                                                                                      |  |
|                  |      |                           |             |     |                 |                                                                               |                                     |                               |  |                                                                                                                      |  |
|                  |      |                           |             |     |                 |                                                                               |                                     |                               |  |                                                                                                                      |  |
|                  |      |                           |             |     |                 |                                                                               |                                     |                               |  |                                                                                                                      |  |
|                  |      |                           |             |     |                 |                                                                               |                                     |                               |  |                                                                                                                      |  |
| DRAWING NO. G1.3 |      | FILE NAME: SUG-G1.3       |             |     |                 | DESIGNED BY _____                                                             |                                     | DRAWN BY _____                |  |                                                                                                                      |  |
| DATE: 4/15/22    |      | CONFORMED DOCUMENTS _____ |             | NEC | SCALE: AS SHOWN | DATE: APRIL 2022                                                              | CHECKED BY _____                    | INCHES BY _____               |  |                                                                                                                      |  |



# FISCAL CAPACITY

## OVERVIEW

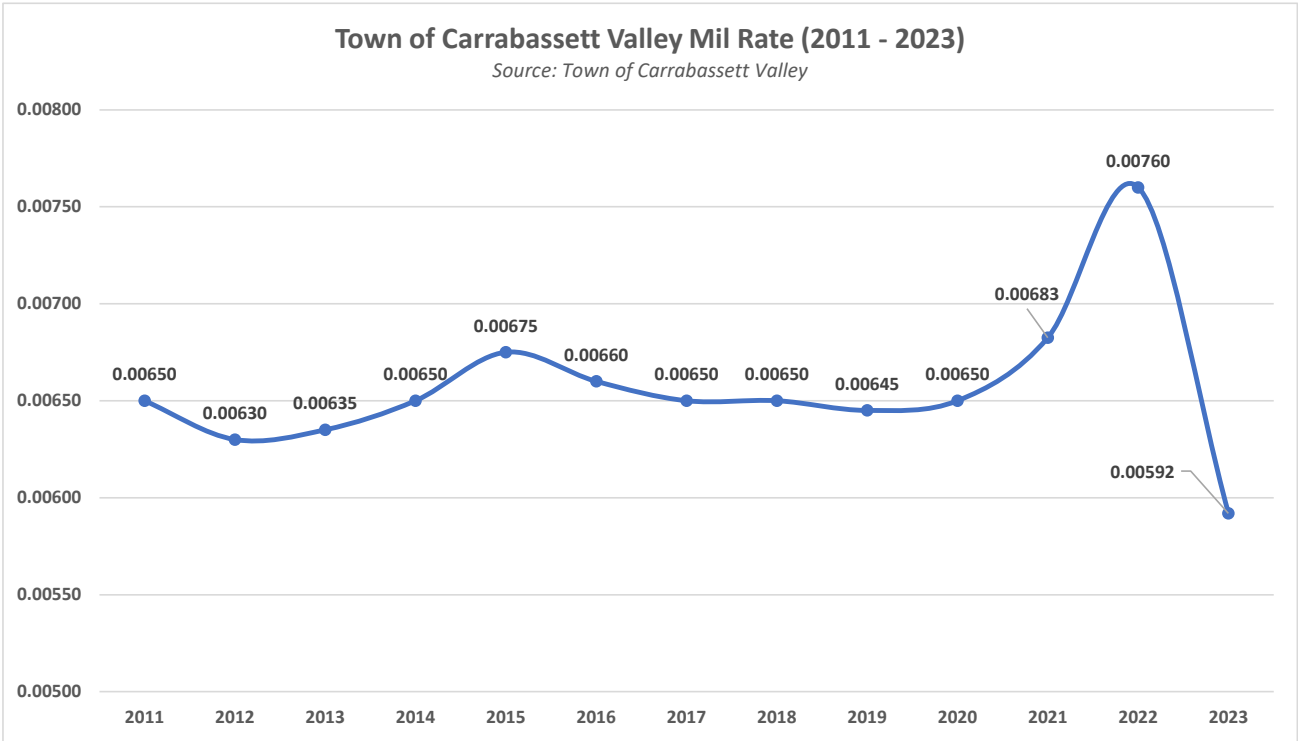
An inventory of fiscal status and capacity is a critical component to municipal comprehensive planning, to understanding Carrabassett Valley's ability to fund new projects and programs, and the impacts of those projects and programs on taxpayers. The town should agree about maintenance, reserves, and planning for the life-cycle and eventual replacement of physical infrastructure. This process of inventory and assessment helps the town make sound capital investments, prevents deferred maintenance of town assets, and avoids emergency tax assessments. This section examines Carrabassett Valley's fiscal capacity and its ability to fund services, programs, projects, and facilities.

## KEY FINDINGS

- **Carrabassett Valley is in a strong financial position** and, for a small town, benefits from a combination of higher property values, lower mil rate, and public-private partnerships that help provide numerous facilities and services.
- **An increase in school funding and an increase in Franklin County taxes contributes to the overall rise in tax commitment for the Town of Carrabassett Valley.** Currently the town provides partial tuition for students to attend Carrabassett Valley Academy or full tuition for schools in neighboring towns.
- **While the town relies on tourism, the high number of second home owners contribute significantly to the economy and that tends to stabilize tourism fluctuations.** Carrabassett Valley, being a seasonal community that is dependent on tourists for its livelihood, is unusually exposed to variations in the regional and national economies. Valuations, and hence the town's ability to raise money to undertake new initiatives, may fluctuate wildly.
- **The high level of facilities and services in combination with a low tax rate make Carrabassett Valley an attractive town.** This will likely increase the number of people choosing to live in Carrabassett Valley.
- **Changing demographics and community expectations** could increase the demand on municipal services and facilities, especially education and recreation.
- **Changing climate and storms** of increased strength and frequency potentially impact town finances, as the need to repair trails and facilities and improve infrastructure resilience increases.

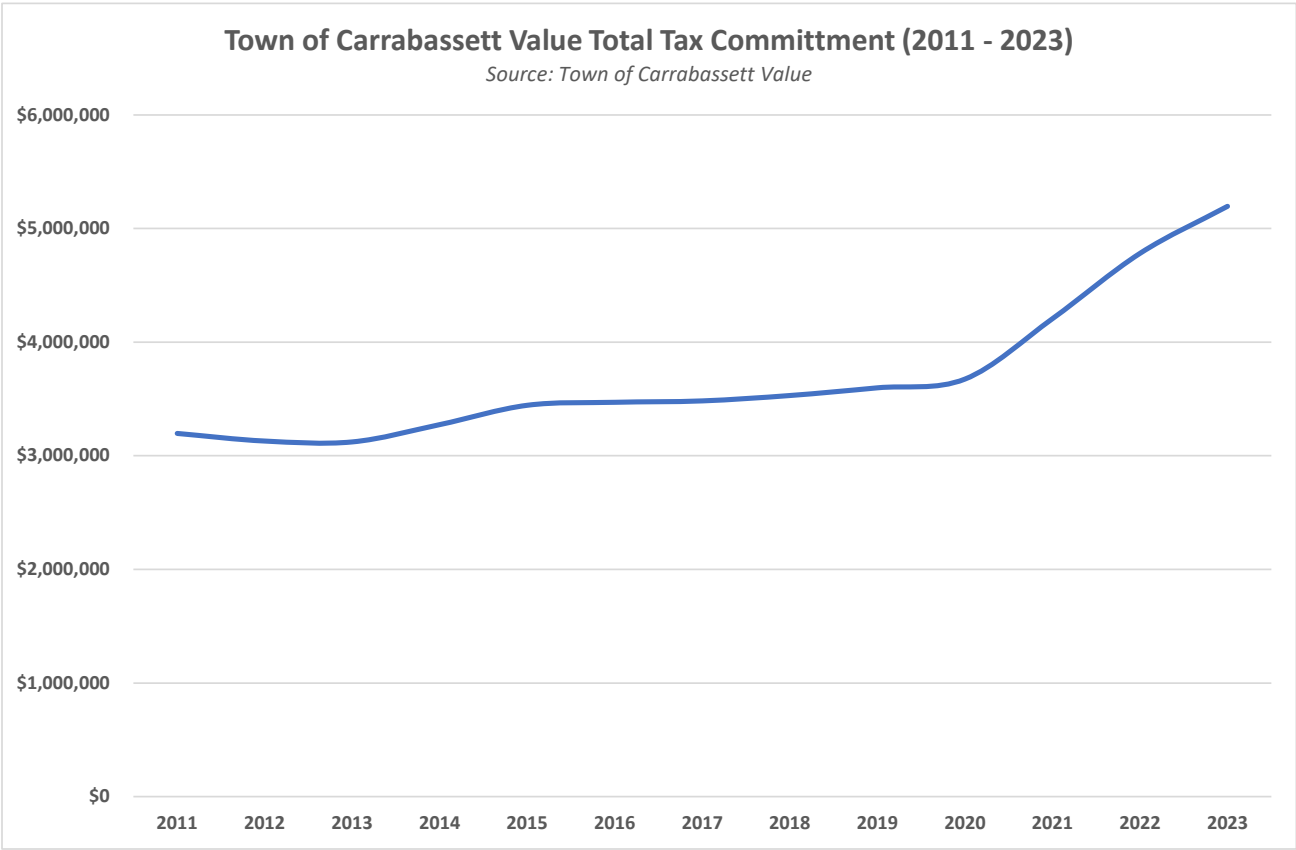
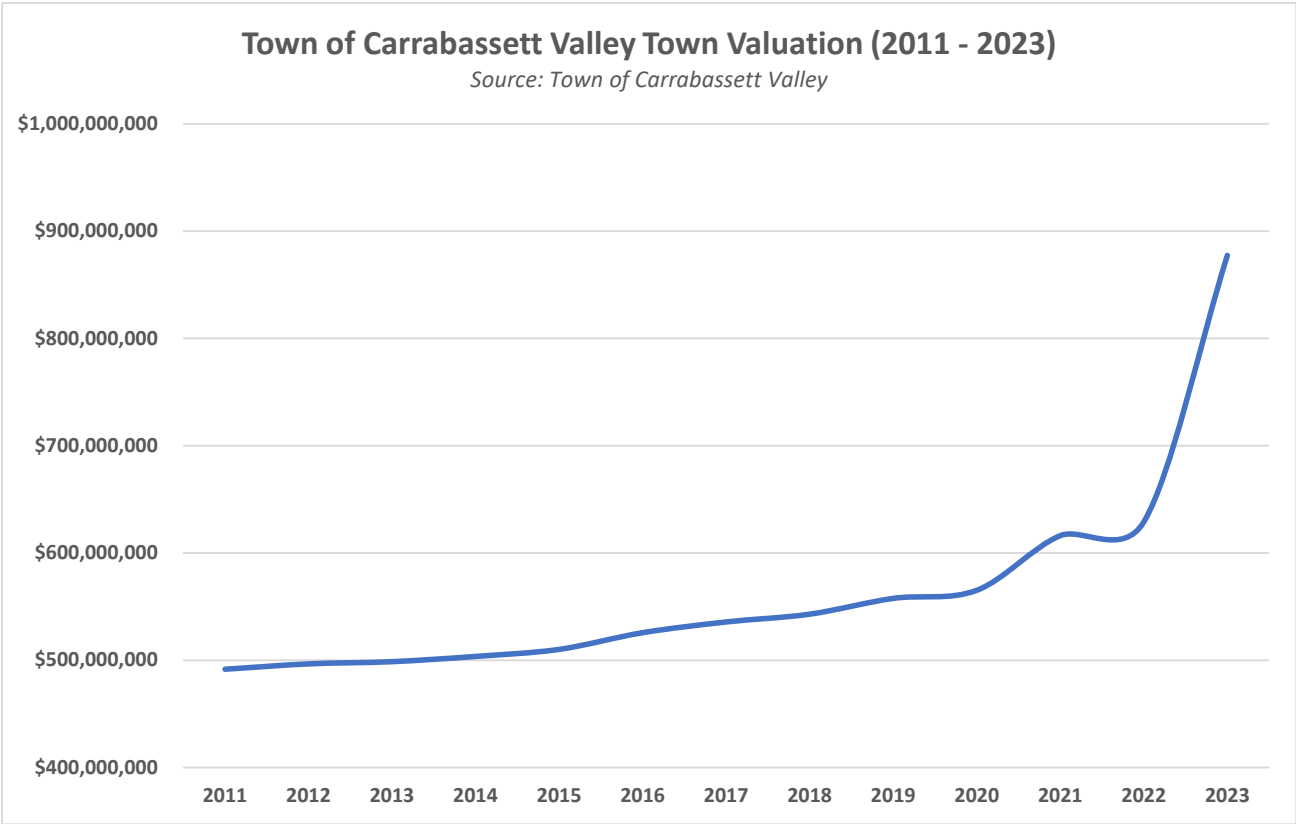
## ASSESSED VALUE, TAX RATE, AND COMMITMENT

Examining assessed values are one way to track the fiscal health of the community. Assessed values are the basis upon which local property taxes are levied. As assessed valuations increase, smaller tax rates are needed to raise a given sum of money. Local property taxes are the largest single source of revenue for Carrabassett Valley. In 2023, roughly 76 percent (or \$5,194,251) of the town’s revenues were raised from local property taxes. This excludes bond proceeds and major fund transfers. As shown in the figure below, the mil rate for the town has fluctuated slightly over the past decade, with the most pronounced changes occurring between 2020 – 2023, when the mil rate swung from 0.00650 in 2020 up to 0.00760 in 2022 due to a large increase in the school budget, and then down to 0.00592 in 2023 due to a significant increase in local valuation and market adjustment.



Assessed valuations are tracked by both the town and the state. The local valuation reflects actual market values only in the years in which it conducts a revaluation and/or upgrades to 100% of market value. Theoretically, the State’s valuation figures are adjusted each year to equal true market value and are considered more accurate for comparison purposes. According to town budget data, between 2011 – 2023, the Town of Carrabassett Valley Town Valuation increased by 72% from \$510.1 million to \$877.4 million. The Town Valuation chart below (Figure 2) shows a sharp increase in the assessed value of Carrabassett Value starting sometime in 2021. This increase is likely due to rising property values as many homes were purchased during the pandemic for a variety of reasons, including low interest rates and an influx of buyers looking to move out of populated areas to more rural locations.

The first figure below shows the Town of Carrabassett Valley Total Tax Commitment between 2011 – 2023. Part of the increase in tax commitment is due to the increased county tax. When viewed together these figures imply that the town experienced enough of rise in property tax revenue that they were able to lower the mil rate in 2023.



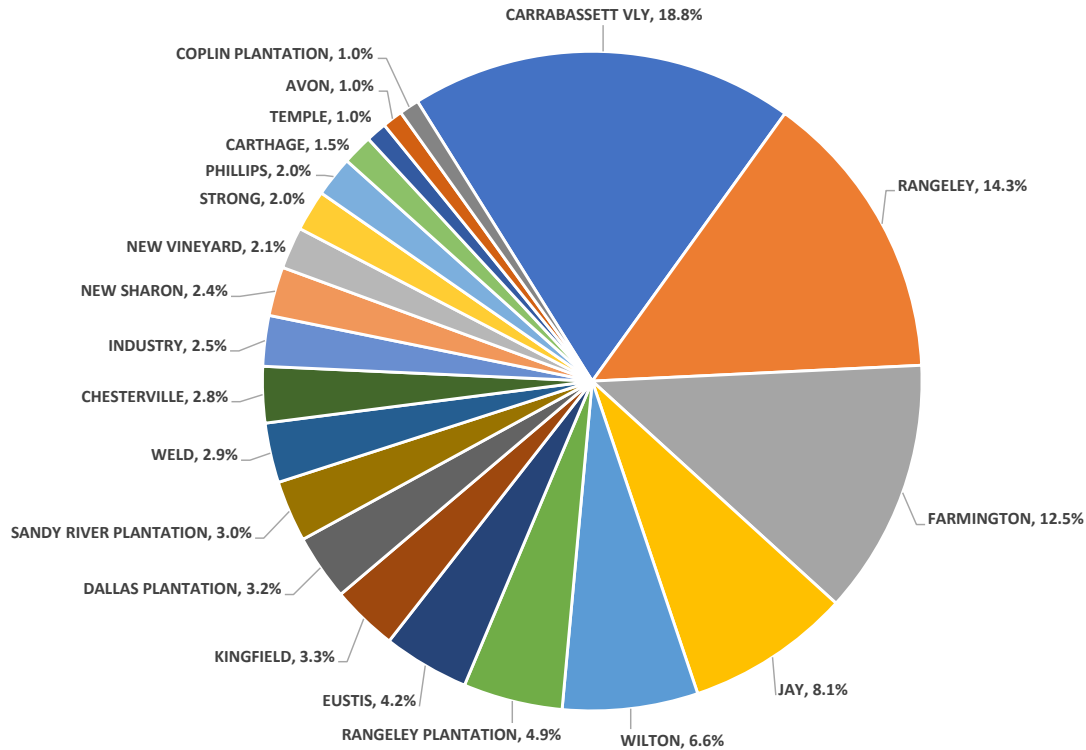
## STATE VALUATION

Carrabassett Valley is a highly valuable town within Franklin County and continues to increase its value over time. From 2018 to 2024 Carrabassett Valley's state valuation increased by 90% (or \$543.1 million). The table called State Valuation of all Towns 2018 – 2024 shows that state valuation of Carrabassett Valley both increased at the highest rate and that in 2024 Carrabassett Valley's valuation is almost 20% of the county's valuation. The pie chart shows the breakdown of state valuation of each town in Franklin County in 2024. The table called State Valuation of Carrabassett Valley 2007 – 2024 shows that state valuation of Carrabassett Valley increased 157.7% over 17 years.

| State Valuation of all Towns 2018 – 2024 (000s), Franklin County.<br>Source: Maine Revenue Services |             |             |             |             |             |             |             |                     |         |
|-----------------------------------------------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------|---------|
| MUNICIPALITY                                                                                        | 2018        | 2019        | 2020        | 2021        | 2022        | 2023        | 2024        | 2024 % of Cty Total | % Chg   |
| CARRABASSETT VLY                                                                                    | \$600,500   | \$622,550   | \$658,050   | \$701,800   | \$731,800   | \$874,200   | \$1,143,650 | 18.8%               | 90.45%  |
| RANGELEY                                                                                            | \$529,550   | \$521,050   | \$523,000   | \$545,500   | \$563,600   | \$664,750   | \$868,900   | 14.3%               | 64.08%  |
| FARMINGTON                                                                                          | \$451,250   | \$441,050   | \$465,050   | \$490,000   | \$525,450   | \$606,500   | \$761,000   | 12.5%               | 68.64%  |
| JAY                                                                                                 | \$609,950   | \$548,950   | \$548,150   | \$589,200   | \$616,200   | \$439,200   | \$489,500   | 8.1%                | -19.75% |
| WILTON                                                                                              | \$257,750   | \$260,750   | \$267,400   | \$272,750   | \$288,550   | \$335,950   | \$403,500   | 6.6%                | 56.55%  |
| RANGELEY PLANTATION                                                                                 | \$199,300   | \$201,250   | \$202,950   | \$207,950   | \$219,450   | \$236,050   | \$296,050   | 4.9%                | 48.54%  |
| EUSTIS                                                                                              | \$163,200   | \$167,300   | \$175,850   | \$179,850   | \$183,850   | \$205,950   | \$256,750   | 4.2%                | 57.32%  |
| KINGFIELD                                                                                           | \$123,850   | \$120,050   | \$141,000   | \$147,050   | \$151,700   | \$174,350   | \$197,650   | 3.3%                | 59.59%  |
| DALLAS PLANTATION                                                                                   | \$131,000   | \$134,600   | \$135,350   | \$138,550   | \$142,300   | \$156,050   | \$195,850   | 3.2%                | 49.50%  |
| SANDY RIVER PLANTATION                                                                              | \$125,350   | \$126,250   | \$124,200   | \$126,200   | \$133,000   | \$148,650   | \$182,250   | 3.0%                | 45.39%  |
| WELD                                                                                                | \$114,600   | \$121,250   | \$120,350   | \$124,600   | \$136,400   | \$147,750   | \$178,050   | 2.9%                | 55.37%  |
| CHESTERVILLE                                                                                        | \$99,400    | \$96,500    | \$101,050   | \$105,600   | \$115,350   | \$133,050   | \$167,350   | 2.8%                | 68.36%  |
| INDUSTRY                                                                                            | \$87,150    | \$93,350    | \$96,750    | \$99,300    | \$108,750   | \$126,500   | \$150,550   | 2.5%                | 72.75%  |
| NEW SHARON                                                                                          | \$97,450    | \$101,550   | \$107,700   | \$110,250   | \$113,050   | \$129,650   | \$146,100   | 2.4%                | 49.92%  |
| NEW VINEYARD                                                                                        | \$74,250    | \$76,850    | \$80,000    | \$85,450    | \$91,250    | \$96,950    | \$124,600   | 2.1%                | 67.81%  |
| STRONG                                                                                              | \$82,950    | \$83,650    | \$85,600    | \$88,050    | \$92,650    | \$100,350   | \$121,950   | 2.0%                | 47.02%  |
| PHILLIPS                                                                                            | \$81,300    | \$83,400    | \$84,600    | \$83,600    | \$86,900    | \$96,400    | \$120,600   | 2.0%                | 48.34%  |
| CARTHAGE                                                                                            | \$85,650    | \$82,850    | \$82,150    | \$81,150    | \$82,850    | \$84,550    | \$90,050    | 1.5%                | 5.14%   |
| TEMPLE                                                                                              | \$41,000    | \$40,600    | \$47,000    | \$49,500    | \$51,500    | \$56,100    | \$61,850    | 1.0%                | 50.85%  |
| AVON                                                                                                | \$41,500    | \$42,500    | \$44,100    | \$45,100    | \$46,900    | \$49,650    | \$60,550    | 1.0%                | 45.90%  |
| COPLIN PLANTATION                                                                                   | \$41,600    | \$43,750    | \$44,000    | \$44,550    | \$47,000    | \$53,200    | \$59,000    | 1.0%                | 41.83%  |
|                                                                                                     |             |             |             |             |             |             |             |                     |         |
| COUNTY TOTALS                                                                                       | \$4,038,550 | \$4,010,050 | \$4,134,300 | \$4,316,000 | \$4,528,500 | \$4,915,800 | \$6,075,750 | 100.00%             | 50.44%  |

### Percentage of State Valuation of all Towns 2024, Franklin County

Source: Maine Revenue Services



### State Valuation for Town of Carrabassett Valley (2007 – 2024) (000s).

Source: Maine Revenue Service

| YEAR |           |      |             |
|------|-----------|------|-------------|
| 2007 | \$443,850 | 2016 | \$574,300   |
| 2008 | \$546,300 | 2017 | \$583,950   |
| 2009 | \$573,900 | 2018 | \$600,500   |
| 2010 | \$604,400 | 2019 | \$622,550   |
| 2011 | \$598,200 | 2020 | \$658,050   |
| 2012 | \$571,900 | 2021 | \$701,800   |
| 2013 | \$554,500 | 2022 | \$731,800   |
| 2014 | \$559,850 | 2023 | \$874,200   |
| 2015 | \$567,650 | 2024 | \$1,143,650 |

# MUNICIPAL BUDGET AND FINANCES

## Municipal Budgeting

The tables below show the municipal budget (appropriations and revenues) for Carrabassett Valley between 2020 and 2023, with the percent change for each category, as well as the 2024 requested budget. Between 2020 and 2023 spending increased for Insurances, Town Buildings and Grounds, and Protection Accounts. Spending on airport accounts and debt service dropped. Revenues increased substantially in State Revenue Sharing, Building and Plumbing Permit Fees, and moderately in Town Clerk Fees, Pool and Lesson Fees, and Library and Community Center Revenues. Revenues decreased in Interest on Cash Investments and Police Department Revenues.

| Town of Carrabassett Valley Municipal Budget, Appropriations 2020 – 2023 and 2024 Requested |                    |                    |                    |                    |                            |                    |
|---------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|----------------------------|--------------------|
| Source: Town of Carrabassett Valley                                                         |                    |                    |                    |                    |                            |                    |
| MUNICIPAL APPROPRIATIONS:                                                                   | 2020 APPROP.       | 2021 APPROP.       | 2022 APPROP.       | 2023 APPROP.       | 2020 – 2023 Percent Change | 2024 REQUEST       |
| GENERAL GOVERNMENT                                                                          | \$380,669          | \$410,057          | \$432,951          | \$450,481          | 18.3%                      | \$492,725          |
| PROTECTION ACCOUNTS                                                                         | \$453,097          | \$451,445          | \$481,171          | \$552,214          | 21.9%                      | \$656,872          |
| INSURANCES                                                                                  | \$43,900           | \$47,850           | \$55,800           | \$62,600           | 42.6%                      | \$70,300           |
| RECREATION ACCOUNTS                                                                         | \$365,686          | \$376,256          | \$393,001          | \$430,545          | 17.7%                      | \$445,196          |
| LIBRARY/ COMMUNITY CENTER                                                                   | \$105,358          | \$112,534          | \$116,065          | \$130,322          | 23.7%                      | \$139,784          |
| AIRPORT ACCOUNTS                                                                            | \$38,050           | \$35,400           | \$36,100           | \$27,700           | -27.2%                     | \$40,300           |
| ROADS                                                                                       | \$75,650           | \$76,500           | \$79,800           | \$79,800           | 5.5%                       | \$82,700           |
| TOWN BUILDINGS AND GROUNDS                                                                  | \$19,250           | \$23,180           | \$23,180           | \$25,930           | 34.7%                      | \$27,930           |
| TRANSPORTATION                                                                              | \$145,000          | \$145,000          | \$145,000          | \$145,000          | 0.0%                       | \$145,000          |
| SOLID WASTE AND RECYCLING                                                                   | \$251,211          | \$232,760          | \$248,200          | \$253,450          | 0.9%                       | \$264,010          |
| DEBT SERVICE                                                                                | \$363,429          | \$364,842          | \$367,704          | \$336,466          | -7.4%                      | \$337,167          |
| EMPLOYEE BENEFITS                                                                           | \$212,600          | \$215,130          | \$217,115          | \$250,300          | 17.7%                      | \$263,400          |
| UNCLASSIFIED ACCOUNTS                                                                       | \$163,800          | \$169,300          | \$165,700          | \$200,600          | 22.5%                      | \$209,200          |
| <b>Total Municipal Appropriations</b>                                                       | <b>\$2,617,700</b> | <b>\$2,660,254</b> | <b>\$2,761,787</b> | <b>\$2,945,408</b> | <b>12.5%</b>               | <b>\$3,174,584</b> |

# Town of Carrabassett Valley Municipal Budget, Revenues 2020 – 2023 and 2024 Requested

Source: Town of Carrabassett Valley

| MUNICIPAL REVENUES:                       | 2020 APPROP.     | 2021 APPROP.     | 2022 APPROP.     | 2023 APPROP.     | 2020 – 2023 Percent Change | 2024 REQUEST     |
|-------------------------------------------|------------------|------------------|------------------|------------------|----------------------------|------------------|
|                                           |                  |                  |                  |                  |                            |                  |
| <b>SURPLUS</b>                            | \$125,000        | \$125,000        | \$125,000        | \$150,000        | 20.0%                      | \$200,000        |
| <b>STATE REVENUE SHARING</b>              | \$12,000         | \$15,000         | \$30,000         | \$30,000         | 150.0%                     | \$35,000         |
| <b>EXCISE TAX</b>                         | \$180,000        | \$185,000        | \$195,000        | \$200,000        | 11.1%                      | \$220,000        |
| <b>BOAT EXCISE TAX</b>                    | \$1,600          | \$1,500          | \$1,500          | \$1,800          | 12.5%                      | \$1,800          |
| <b>INTEREST ON TAXES AND LIEN FEES</b>    | \$6,200          | \$6,200          | \$6,200          | \$6,800          | 9.7%                       | \$7,400          |
| <b>INTEREST ON CASH INVESTMENTS</b>       | \$10,000         | \$10,000         | \$5,000          | \$0              | -100.0%                    | \$30,000         |
| <b>TOWN CLERK FEES</b>                    | \$4,600          | \$4,800          | \$5,500          | \$5,800          | 26.1%                      | \$5,800          |
| <b>BUILDING AND PLUMBING PERMIT FEES</b>  | \$6,000          | \$8,000          | \$10,000         | \$10,000         | 66.7%                      | \$10,000         |
| <b>AMBULANCE SERVICE RENT</b>             | \$10,300         | \$10,300         | \$11,000         | \$11,600         | 12.6%                      | \$11,900         |
| <b>CVA AGC COST SHARING</b>               | \$25,000         | \$25,000         | \$25,000         | \$25,000         | 0.0%                       | \$25,000         |
| <b>AGC FEES &amp; MEMBERSHIPS</b>         | \$77,000         | \$60,000         | \$80,000         | \$90,000         | 16.9%                      | \$110,000        |
| <b>POOL &amp; LESSON FEES</b>             | \$4,000          | \$0              | \$4,000          | \$5,000          | 25.0%                      | \$6,000          |
| <b>TREE GROWTH REIMBURSEMENT (STATE)</b>  | \$14,500         | \$14,500         | \$15,000         | \$18,000         | 24.1%                      | \$20,000         |
| <b>CABLE TV REVENUES (NET)</b>            | \$30,000         | \$32,000         | \$32,000         | \$32,000         | 6.7%                       | \$32,500         |
| <b>LIBRARY/ COMMUNITY CENTER REVENUES</b> | \$650            | \$650            | \$600            | \$800            | 23.1%                      | \$500            |
| <b>TRANSFER STATION INCOME (METAL)</b>    | \$1,500          | \$1,500          | \$1,500          | \$1,500          | 0.0%                       | \$1,500          |
| <b>POLICE DEPARTMENT REVENUES</b>         | \$4,500          | \$1,200          | \$1,200          | \$1,500          | -66.7%                     | \$1,500          |
|                                           |                  |                  |                  |                  |                            |                  |
| <b>Total Municipal Revenues</b>           | <b>\$512,850</b> | <b>\$500,650</b> | <b>\$548,500</b> | <b>\$589,800</b> | <b>15.0%</b>               | <b>\$718,900</b> |

## **Municipal Finances: Assets and Liabilities**

Table 5 below shows the Town of Carrabassett Valley balance sheet for governmental funds as of December 31, 2023. Total assets matched total liabilities (plus the fund balances and deferred inflows of resources). Total assets in the general fund, along with other governmental funds, totaled \$6.23 million. Total liabilities totaled \$1.095 million and total deferred inflows of resources totaled \$110,303. Fund balances, which represents the money in the bank that is above what the town “owes” as liabilities, totaled \$5.026 million, which indicates that the town has some funds either available or restricted, assigned, unassigned or committed that can be set aside for future use.

# **Town of Carrabassett Valley Balance Sheet, Governmental Funds, December 31, 2023**

Source: Town of Carrabassett Valley

|                                                                           | General Fund       | Other Governmental Funds | Total Governmental Funds |
|---------------------------------------------------------------------------|--------------------|--------------------------|--------------------------|
| <b>ASSETS</b>                                                             | \$3,427,424        | \$132,833                | \$3,560,257              |
| Cash and cash equivalents                                                 | -                  | \$1,428,027              | \$1,428,027              |
| Investments                                                               |                    |                          |                          |
| Accounts receivable                                                       |                    |                          |                          |
| (net allowance for uncollectibles)                                        |                    |                          |                          |
| Taxes                                                                     | \$158,188          | -                        | \$158,188                |
| Liens                                                                     | \$20,017           | -                        | \$20,017                 |
| Other                                                                     | \$20,852           | -                        | \$20,852                 |
| Due from other funds                                                      | \$530,216          | \$515,572                | \$1,045,788              |
| <b>TOTAL ASSETS</b>                                                       | <b>\$4,156,697</b> | <b>\$2,076,432</b>       | <b>\$6,233,129</b>       |
|                                                                           |                    |                          |                          |
| <b>LIABILITIES</b>                                                        |                    |                          |                          |
| Accounts payable                                                          | \$27,423           | -                        | \$27,423                 |
| Other liabilities                                                         | \$9,505            | -                        | \$9,505                  |
| Escrows                                                                   | \$13,250           | -                        | \$13,250                 |
| Due to other funds                                                        | \$515,572          | \$530,216                | \$1,045,788              |
| <b>TOTAL LIABILITIES</b>                                                  | <b>\$565,750</b>   | <b>\$530,216</b>         | <b>\$1,095,966</b>       |
|                                                                           |                    |                          |                          |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                      |                    |                          |                          |
| Prepaid taxes                                                             | \$663              | -                        | \$663                    |
| Deferred taxes                                                            | \$109,640          | -                        | \$109,640                |
| <b>TOTAL DEFERRED INFLOWS OF RESOURCES</b>                                | <b>\$110,303</b>   | <b>-</b>                 | <b>\$110,303</b>         |
|                                                                           |                    |                          |                          |
| <b>FUND BALANCES</b>                                                      |                    |                          |                          |
| Nonspendable                                                              | -                  | \$2,294                  | \$2,294                  |
| Restricted                                                                | \$975,273          | \$241,408                | \$1,216,681              |
| Committed                                                                 | \$353,594          | \$1,450,518              | \$1,804,112              |
| Assigned                                                                  | -                  | -                        | -                        |
| Unassigned (deficit)                                                      | \$2,151,777        | (\$148,004)              | \$2,003,773              |
| <b>TOTAL FUND BALANCES</b>                                                | <b>\$3,480,644</b> | <b>\$1,546,216</b>       | <b>\$5,026,860</b>       |
|                                                                           |                    |                          |                          |
| <b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b> | <b>\$4,156,697</b> | <b>\$2,076,432</b>       | <b>\$6,233,129</b>       |

The table below shows the statement of revenues, expenditures, and changes in fund balances for the year of January 1, 2023 – December 31, 2023. As noted above, this statement indicates that the primary revenue source for Carrabassett Valley was property taxes, followed by “charges for other services.” The most significant expenditures for the town included education (\$1.36 million) and county taxes (\$1.18 million). Table 6 shows that in 2023 there was an excess of revenues over expenditures and a positive net change in fund balances (as mentioned above) – even with debt service (principal and interest) factored in – which indicates that the town was in a healthy financial position of being able to cover their expenses and still put a little money away at the end of the year.

### **Statement of Revenues, Expenditures, and Changes in Fund Balances for Governmental Funds for the Year Ended December 31, 2023.**

*Source: Town of Carrabassett Valley*

|                           | <b>General Fund</b> | <b>Other Governmental Funds</b> | <b>Total Governmental Funds</b> |
|---------------------------|---------------------|---------------------------------|---------------------------------|
| <b>REVENUES</b>           |                     |                                 |                                 |
| Taxes                     |                     |                                 |                                 |
| Property Taxes            | \$5,194,251         | -                               | \$5,194,251                     |
| Excise Taxes              | \$251,086           | -                               | \$251,086                       |
| Intergovernmental         | \$227,363           | \$117,669                       | \$345,032                       |
| Charges for Services      | \$812,545           | -                               | \$812,545                       |
| Other                     | \$334,401           | \$101,643                       | \$436,044                       |
| <b>TOTAL REVENUES</b>     | <b>\$6,819,646</b>  | <b>\$219,312</b>                | <b>\$7,038,958</b>              |
| <b>EXPENDITURES</b>       |                     |                                 |                                 |
| Current                   |                     |                                 |                                 |
| General Government        | \$431,657           | -                               | \$431,657                       |
| Public Safety             | \$548,836           | -                               | \$548,836                       |
| Insurance                 | \$66,858            | -                               | \$66,858                        |
| Public Works              | \$76,595            | -                               | \$76,595                        |
| Transportation            | \$70,000            | -                               | \$70,000                        |
| Recreation                | \$650,648           | -                               | \$650,648                       |
| Solid waste / recycling   | \$230,766           | -                               | \$230,766                       |
| Employee benefits         | \$252,911           | -                               | \$252,911                       |
| Education                 | \$1,368,865         | -                               | \$1,368,865                     |
| County tax                | \$1,179,971         | -                               | \$1,179,971                     |
| Unclassified              | \$753,021           | \$61,354                        | \$814,375                       |
| Debt Service              |                     |                                 |                                 |
| Principal                 | \$329,227           | -                               | \$329,227                       |
| Interest                  | \$134,143           | -                               | \$134,143                       |
| Capital Outlay            | -                   | \$532,128                       | \$532,128                       |
| <b>TOTAL EXPENDITURES</b> | <b>\$6,093,498</b>  | <b>\$593,482</b>                | <b>\$6,686,980</b>              |

**Statement of Revenues, Expenditures, and Changes in Fund Balances for Governmental Funds  
for the Year Ended December 31, 2023.**

*Source: Town of Carrabassett Valley*

|                                                             |                    |                    |                    |
|-------------------------------------------------------------|--------------------|--------------------|--------------------|
| <b>EXCESS OF REVENUES<br/>OVER (UNDER)<br/>EXPENDITURES</b> | <b>\$726,148</b>   | <b>(\$374,170)</b> | <b>\$351,978</b>   |
| <b>OTHER FINANCING<br/>SOURCES (USES)</b>                   |                    |                    |                    |
| Transfers in                                                | -                  | \$347,281          | \$347,281          |
| Transfers (out)                                             | (\$317,256)        | (\$30,025)         | \$347,281          |
| <b>TOTAL OTHER<br/>FINANCING SOURCES<br/>(USES)</b>         | <b>(\$317,256)</b> | <b>\$317,256</b>   | <b>-</b>           |
| <b>NET CHANGE IN FUND<br/>BALANCES</b>                      | <b>\$408,892</b>   | <b>(\$56,914)</b>  | <b>\$351,978</b>   |
| <b>FUND BALANCES -<br/>JANUARY 1</b>                        | <b>\$3,071,752</b> | <b>\$1,603,130</b> | <b>\$4,674,882</b> |
| <b>FUND BALANCES -<br/>DECEMBER 31</b>                      | <b>\$3,480,644</b> | <b>\$1,546,216</b> | <b>\$5,026,860</b> |

## CAPITAL IMPROVEMENTS PLANNING

Sound investments in town infrastructure continue to support and develop the economy in the Town of Carrabassett Valley, and the ability for the town to continue to provide a high-quality outdoor recreation experience. The town is currently developing their Capital Improvements Plan (CIP) along with anticipated timing of projects and funding sources. Table 7 below outlines preliminary capital improvements projects that are in discussion only. The details, timing, and funding of these projects are still in development. All projects must be approved at The Town of Carrabassett Valley Town Meeting.

| Town of Carrabassett Valley Preliminary Capital Improvements Plan<br><i>Source: Town of Carrabassett Valley</i> |                                          |                                     |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------|
| Capital Improvement<br>(in discussion phase only)                                                               | Anticipated Timing and Cost              | Anticipated Funding Source          |
| Town Office Updates and Improvements                                                                            | Timing: 1 – 3 years<br>Estimated TBD     | Local taxes, Partnership, Donations |
| Town Owned Par 3 Walking Golf Course (adjacent to the existing Town Owned Golf Course)                          | Timing: 1 – 10 years<br>Estimated \$6M   | Local taxes, Partnership, Donations |
| Multi-Use / Pickleball Facility                                                                                 | Timing: 1 – 10 years<br>Estimated \$1.5M | Local taxes, Partnership, Donations |

### Additional Capital Projects for Future Consideration and Potential Funding Sources:

- Redevelopment of Town Office (Local taxes)
- Ice Rink Cover- Outdoor Center (Local taxes, Partnership, Donations)
- Snowmaking- Outdoor Center (Local taxes, Partnership, Donations)
- Expansion of Mountain Biking Trails (Estimated \$150k a year, Local taxes, Grants)
- Capital Funding for Education (State and Local Taxes, neighboring towns, and unorganized townships)
- Workforce Housing (Public-Private Partnership, Donations Resiliency Projects (e.g. Narrow Gauge Trail, State and Local taxes, Grants)
- Bus wash facility (to be owned by the town and Sugarloaf), (Local taxes, Partnership, Donations)



# **PART 5:** **APPENDIX**

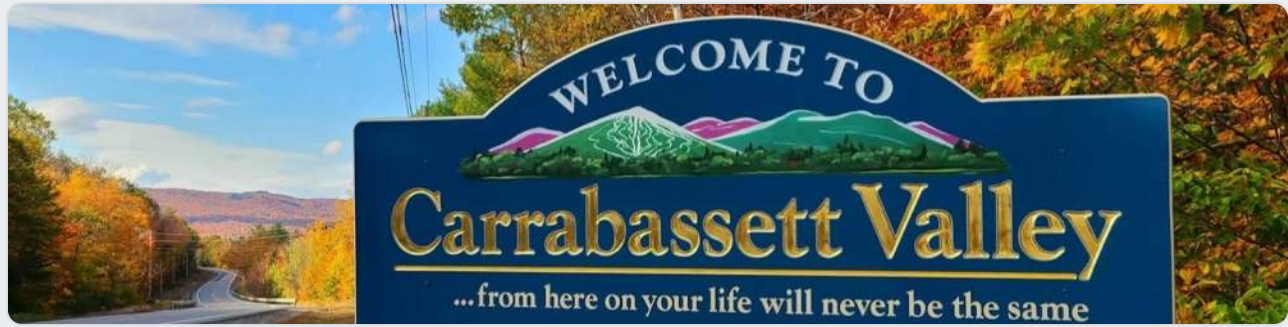
## **CARRABASSETT VALLEY COMPREHENSIVE PLAN SURVEY SURVEY SUMMARY**

### **OUTREACH MATERIALS: POSTERS, NEWSLETTER**

### **VISION AND VALUES WORKSHOP PRESENTATION**

### **VISION AND VALUES WORKSHOP NOTES**

(Discussion and Post-it Notes Exercise)



## Survey for the Town of Carrabassett Valley Comprehensive Plan Update

The Town of Carrabassett Valley is updating their comprehensive plan and seeking your input.

A comprehensive plan is a state-required planning process during which time a community establishes a vision, goals, objectives, and strategies for the future. Plans are typically updated every 10 to 15 years to stay relevant and include topics such as Housing, Transportation, Economy, Land Use, Recreation, Population and Demographics, Public Facilities, and Historic Preservation. The last Carrabassett Valley Comprehensive Plan update was approved in 2003.

This survey is the first of several opportunities to get involved in the Town of Carrabassett Valley Comprehensive Plan update. Input received via the survey will be used by the Comprehensive Planning Committee to shape ideas for the future of the town. All information is anonymous unless you choose to identify yourself.

For more information on the Comprehensive Plan, visit: [www.carrabassettvalley.org](http://www.carrabassettvalley.org).

**Thank you for your participation!**

\* Indicates required question

### A Bit About You

The following questions help us understand generally who is taking the survey. Your

Pre-fill responses, then click "Get link"

What is the zip code of your permanent residence? \*

Your answer

What is your relationship to Carrabassett Valley? \*

- ☐ Year-round resident
- ☐ Seasonal resident
- ☐ Frequent Visitor (for example, more than 5 trips a year)
- ☐ Infrequent Visitor (for example, fewer than 5 trips a year)
- ☐ Other: \_\_\_\_\_

Do you work in Carrabassett Valley? Check all that apply. \*

- ☐ Yes
- ☐ No
- ☐ I am retired
- ☐ I volunteer for events, committees, etc.
- ☐ Other: \_\_\_\_\_

If you work in Carrabassett Valley, check all that apply: \*

- ☐ I work in a year-round position
- ☐ I am a seasonal worker that only works one/a few seasons

Pre-fill responses, then click "Get link"

Which of the following are true for you? Check all that apply. \*

- ☐ I am a property owner in Carrabassett Valley
- ☐ I am a renter in Carrabassett Valley
- ☐ I own a business in Carrabassett Valley
- ☐ Other: \_\_\_\_\_

Which of the following are true for you? Check all that apply. \*

- ☐ I use my property only for myself
- ☐ I rent my property year-round to one household
- ☐ I rent my property year-round at different time (e.g. to seasonal employees)
- ☐ I rent my property out as a vacation rental

Do you have children under 18? \*

- ☐ Yes
- ☐ No

### Community Identity, Visioning, and Values

This section asks general questions about how you perceive Carrabassett Valley, what is important to you in the present and future.

Pre-fill responses, then click "Get link"

What makes you proud to call Carrabassett Valley home (if it is home)? \*

Your answer

What do you love most about Carrabassett Valley? \*

Your answer

Where is your favorite place in Carrabassett Valley? \*

Your answer

Where does the community gather in Carrabassett Valley? \*

Your answer

Where are you most likely to run into people you know in Carrabassett Valley? \*

Your answer

What do you think Carrabassett Valley will be like ten years from now? \*

Your answer

Pre-fill responses, then click "Get link"

What do you want Carrabassett Valley to be like in the future? \*

Your answer

### Understanding Community Opportunities & Challenges

This section asks about change and concerns.

Do you think Carrabassett Valley changed in the last twenty years (when the last comprehensive plan was approved)? If so, how? \*

Your answer

What are the top three (3) challenges that Carrabassett Valley faces as a community in the next ten years? \*

Your answer

What do you think would make Carrabassett Valley a better place to live, work and/or visit? \*

Your answer

Get link

Never submit passwords through Google Forms.

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Pre-fill responses, then click "Get link"

Pre-fill responses, then click "Get link"

## Carrabassett Valley Comprehensive Plan Survey Summary

As the initial act of public outreach, the Town of Carrabassett Valley conducted a community survey during the primary phase of the Comprehensive Planning process to collect primarily information from residents and visitors. The survey consisted of eighteen questions divided into three parts. Part 1 had seven close-ended (multiple choice or yes/no) style questions that asked for details about the individual taking the survey, to get a sense of the respondents and their relationship to the town. Part 2 focused on “Community Visioning and Values” and asked five open-ended questions about what respondents love most about Carrabassett Valley. Part 3 asked six open-ended questions about “Understanding Community Opportunities & Challenges.”

The survey was sent out to a list of xxx community leaders, businesses, and organizations, along with municipal staff. Two different posters advertising the survey were created and hung up around town, particularly in those areas with the most foot traffic such as the library and town office. Posters included QR codes so that people could get a link to the survey directly from the poster. The survey was advertised on the town Facebook page and town staff participated in a WKSJ segment.

In total, 306 people responded to the survey. The survey questions and summaries of responses for each question are provided below, followed by a discussion of main themes.

## The Survey

**The Town of Carrabassett Valley is updating their comprehensive plan and seeking your input.**

A comprehensive plan is a state-required planning process during which time a community establishes a vision, goals, objectives, and strategies for the future. Plans are typically updated every 10 to 15 years to stay relevant and include topics such as Housing, Transportation, Economy, Land Use, Recreation, Population and Demographics, Public Facilities, and Historic Preservation. The last Carrabassett Valley Comprehensive Plan update was approved in 2004.

This survey is the first of several opportunities to get involved in the Town of Carrabassett Valley Comprehensive Plan update. Input received via the survey will be used by the Comprehensive Planning Committee to shape ideas for the future of the town. All information is anonymous unless you choose to identify yourself.

For more information on the Comprehensive Plan, visit: [www.carrabassettvalley.org](http://www.carrabassettvalley.org).

**Thank you for your participation!**

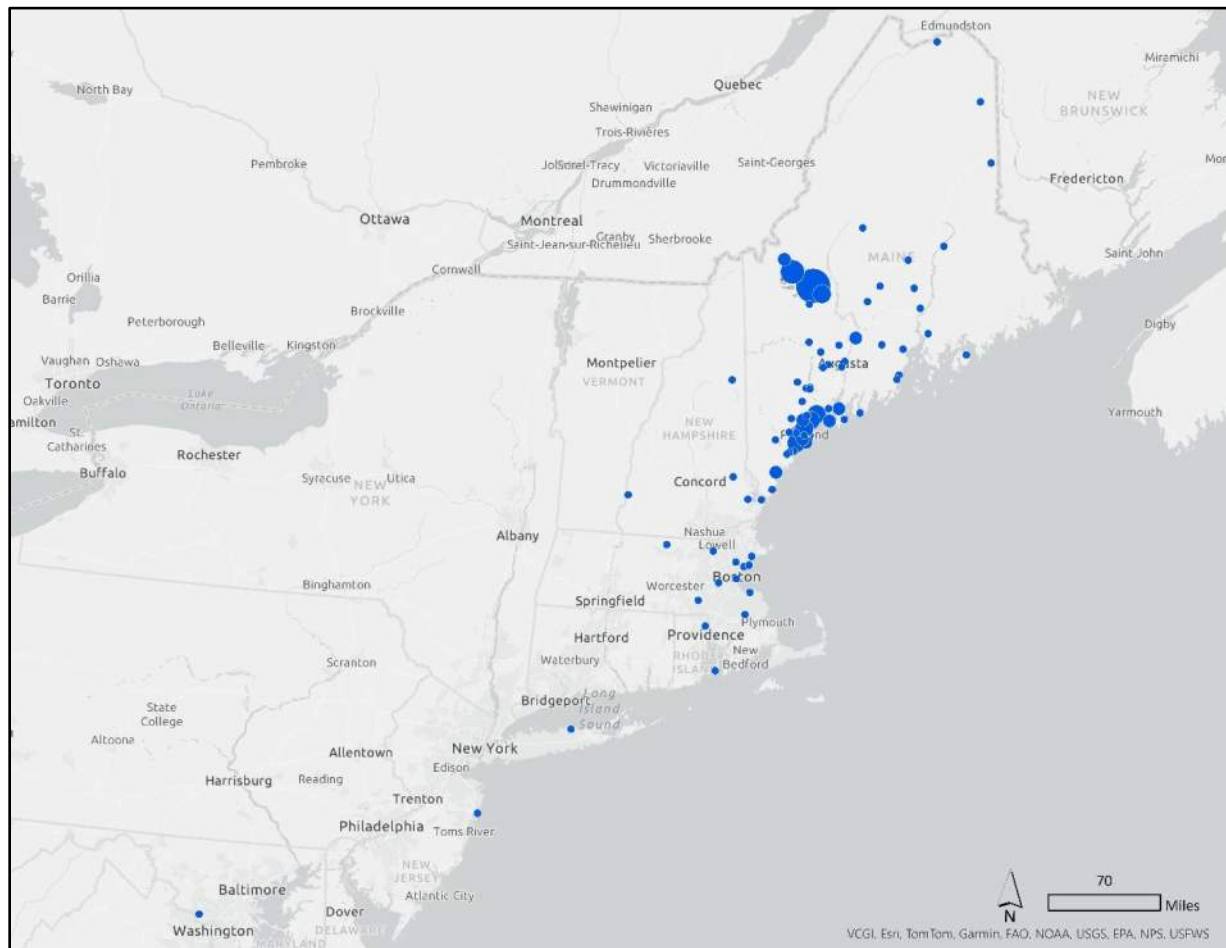
### Section 1: A Bit About You

*The following questions help us understand generally who is taking the survey. Your answers are anonymous. Please note: All questions are required – this helps us collect information to inform the plan update. Thank you!*

## Carrabassett Valley Comprehensive Plan Survey Draft Summary – January 2024

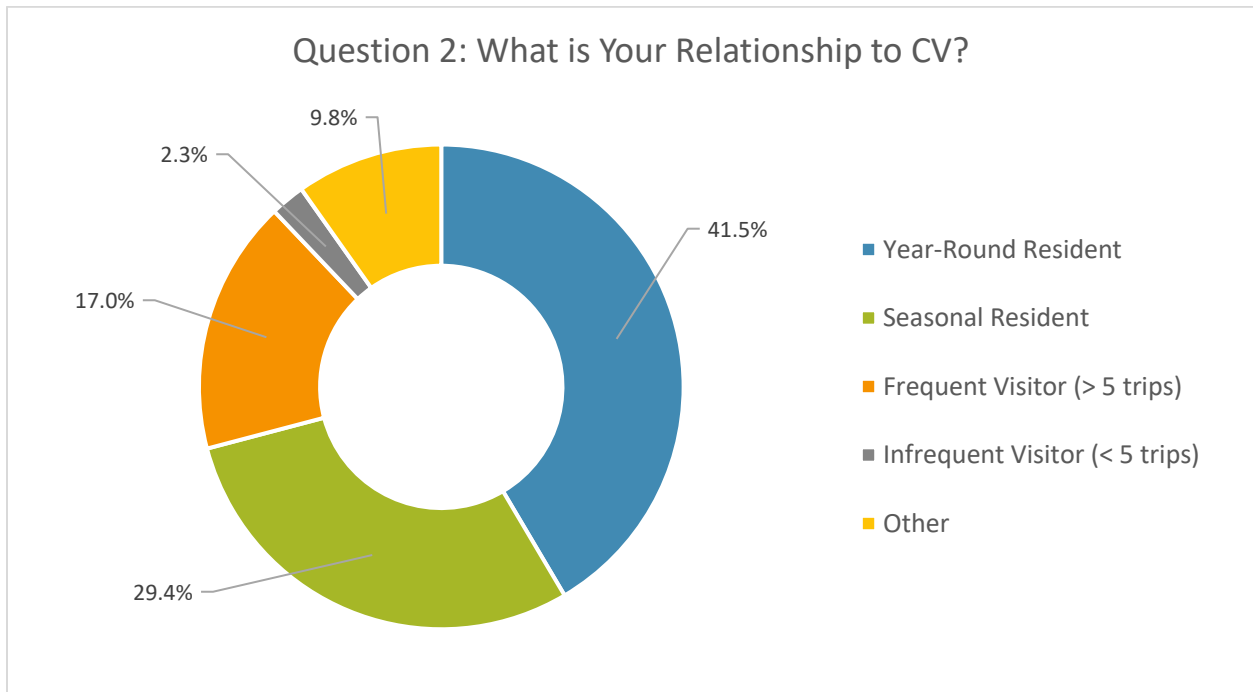
### 1. What is the zip code of your permanent residence?

Of the 306 responses, approximately 90% came from the state of Maine. Almost half of the survey respondents came from the Carrabassett Valley area: Kingfield (45.1%), Stratton (3.6%), and Eustis (1.3%). Around 5% of the responses came from Massachusetts. Other states included New Hampshire, Rhode Island, New Jersey, New York, Pennsylvania, Maryland, Oklahoma, and North Carolina. The map below shows response geographies with the symbols representing the volume of responses from that zip code, excluding Oklahoma and North Carolina, where there was one response each.



**2. What is your relationship to Carrabassett Valley?**

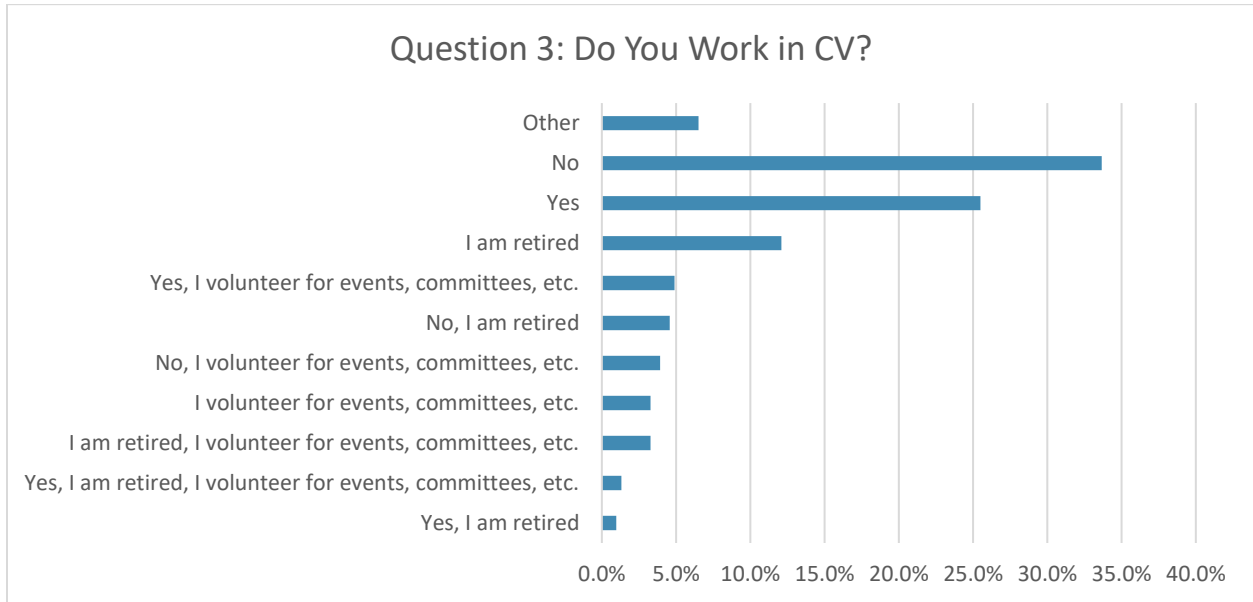
Just over 40% of survey respondents replied that they are year-round residents, while almost 30% replied that they are seasonal residents. Frequent Visitors made up 17% and Infrequent Visitors made up 2.3%. Almost 10% of the respondents selected “other” and gave varied and detailed explanations of their relationship to Carrabassett Valley, many of which could fall into the frequent visitor category.



## Carrabassett Valley Comprehensive Plan Survey Draft Summary – January 2024

### 3. Do you work in Carrabassett Valley? Check all that apply.

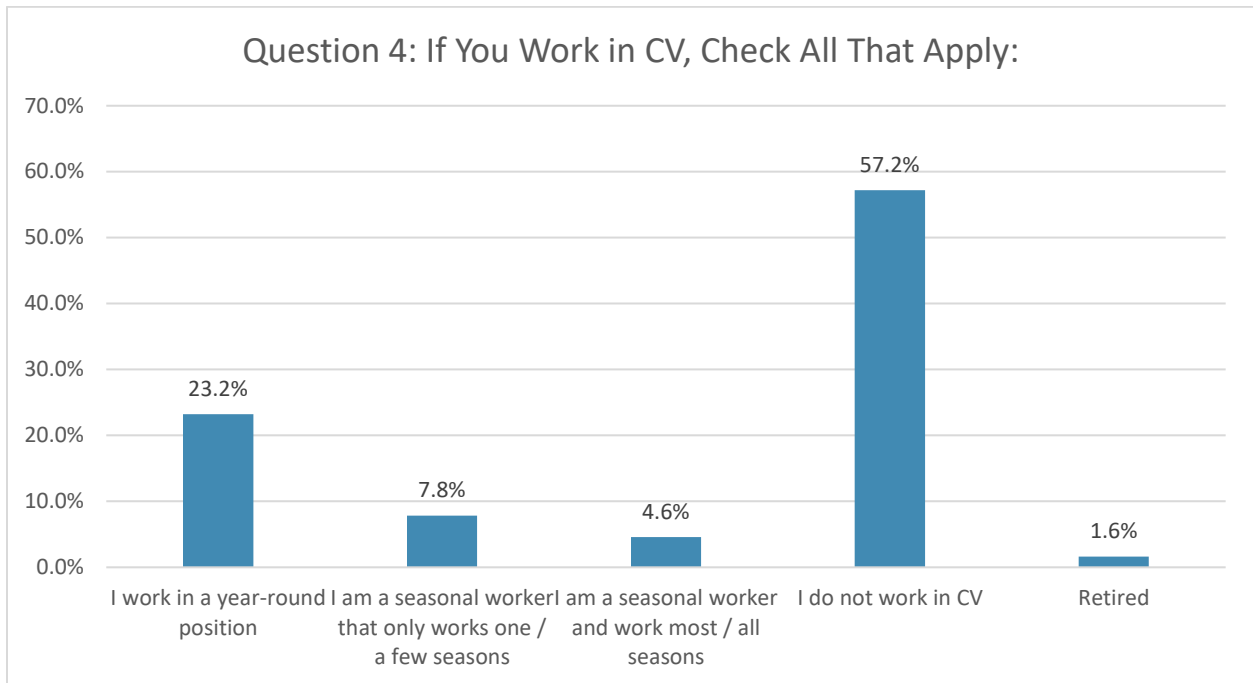
For question 3, the largest percentage response was just “No” (33.7%), the next largest was just “Yes” (25.5%) and just “I am retired” (25.5%). There were several combination responses of Yes/No, and I volunteer or I am retired and volunteer, etc.



## Carrabassett Valley Comprehensive Plan Survey Draft Summary – January 2024

### 4. If you work in Carrabassett Valley, check all that apply:

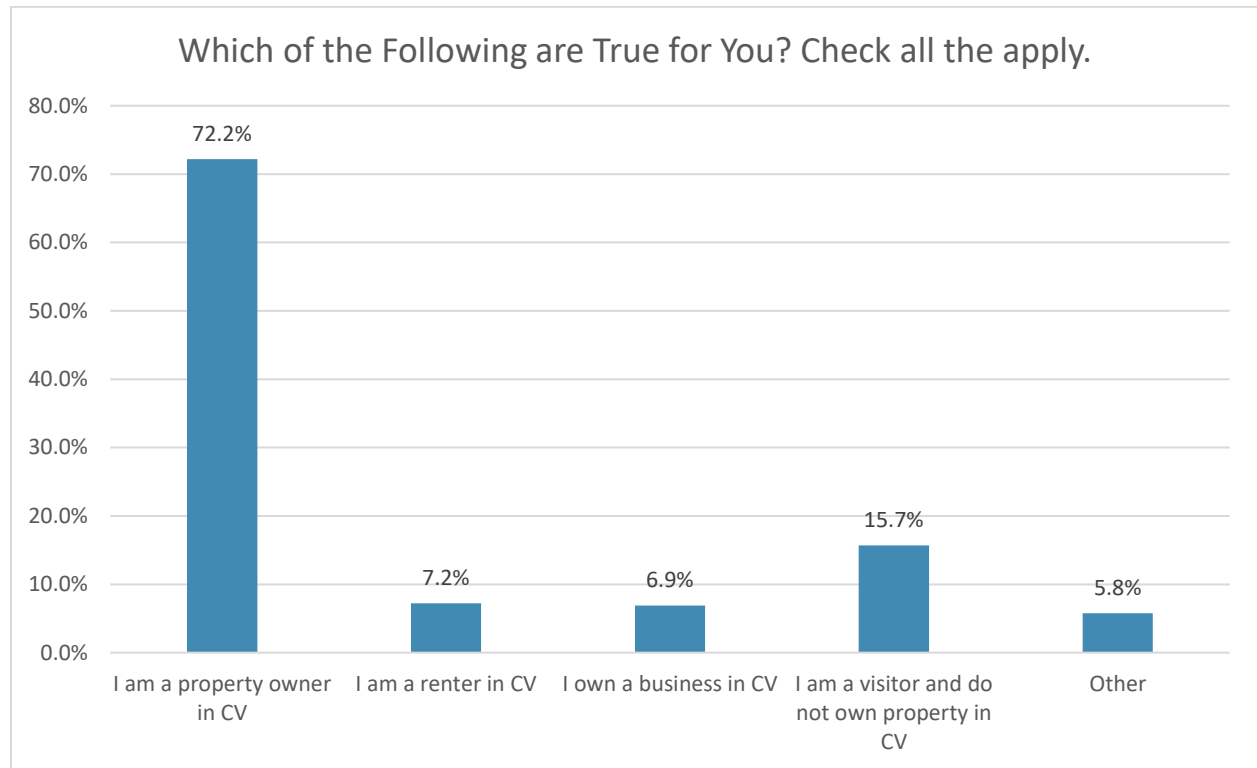
The majority of respondents answered “I do not work in CV” (57.2%), and the next largest response was “I work in a year-round position” (23.2%). Question 2 stated that almost half of the survey respondents are year-round residents, so this higher number of responses in the “I do not work in CV” category likely indicates that respondents commute out of CV.



## Carrabassett Valley Comprehensive Plan Survey Draft Summary – January 2024

### 5. Property Ownership: Which of the following are true for you? Check all that apply.

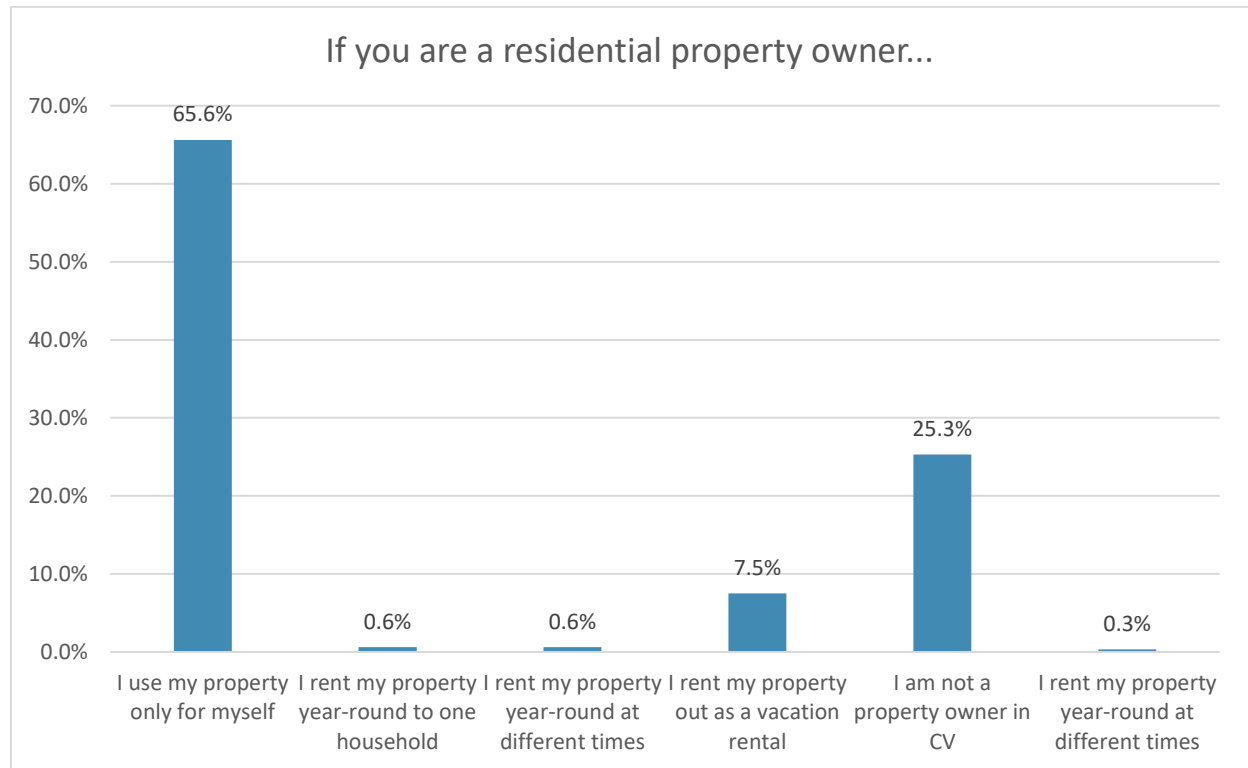
The majority of respondents identified themselves as property owners in Carrabassett Valley (72.2%). Approximately 7% of the respondents were renters and almost 7% were business owners.. 5.8% identified themselves as “other”, which include for example, people who live in Kingfield, Coplin or Wyman but run a business or work in Carrabassett Valley.



## Carrabassett Valley Comprehensive Plan Survey Draft Summary – January 2024

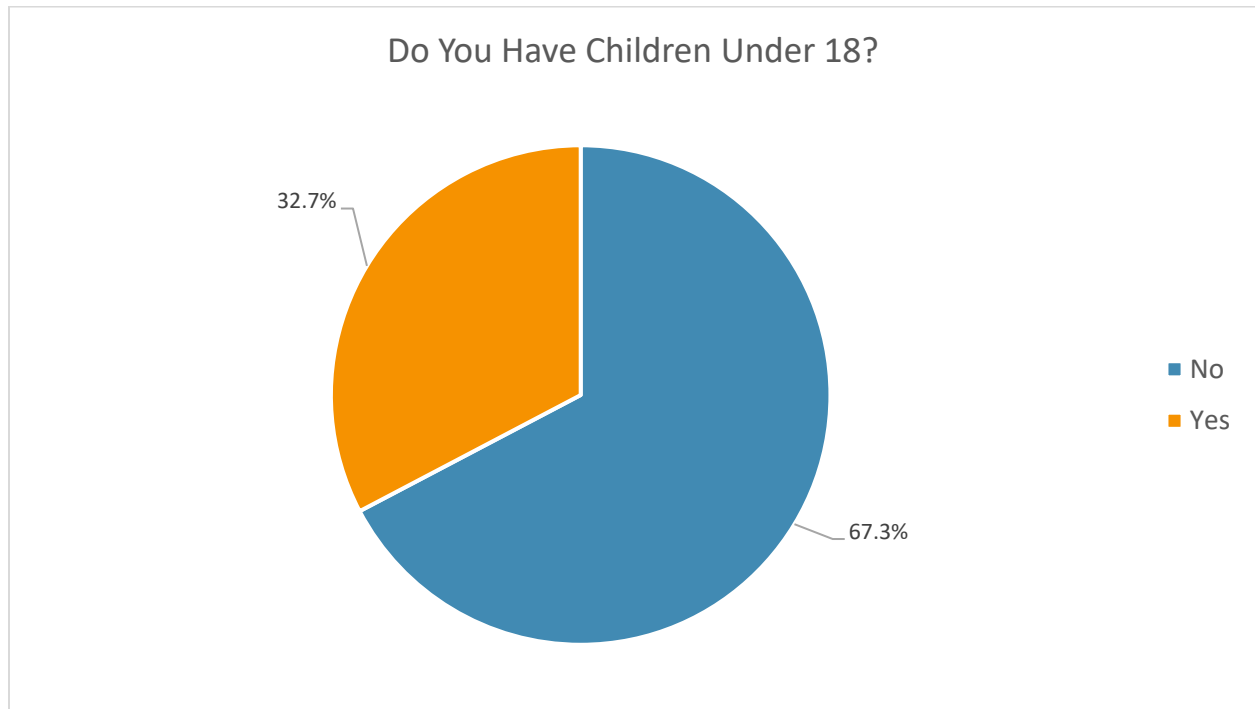
### 6. Residential Property Ownership: Which of the following are true for you? Check all that apply.

The majority of residents who identified themselves as residential property owners answered that they use their properties only for themselves (65.6%). The next highest responses were those who are not property owners in Carrabassett Valley (25.3%), and a smaller amount from those who rent their properties out as vacation rentals (7.5%).



7. Do you have children under 18?

67.3% of respondents stated that they do not have children, while 32.7% stated that they do have children.



## Section 2: Community Identity, Visioning, and Values

*This section asks general questions about how you perceive Carrabassett Valley, what is important to you in the present and future.*

8. What makes you proud to call Carrabassett Valley home (if it is home)?

The prevailing sentiment among respondents was that they were proud to live in Carrabassett Valley due to its outdoorsy, friendly, family-oriented, quiet, caring, close-knit community and people. They also were proud of the wide variety of year-round outdoor recreational activities and facilities (Sugarloaf, hiking and biking trails, etc.) and the beauty of its natural environment.

This quote sums up the general sentiment: “I’m proud to call the region home for its strong community spirit, outstanding beauty, and access to inspiring recreation.”



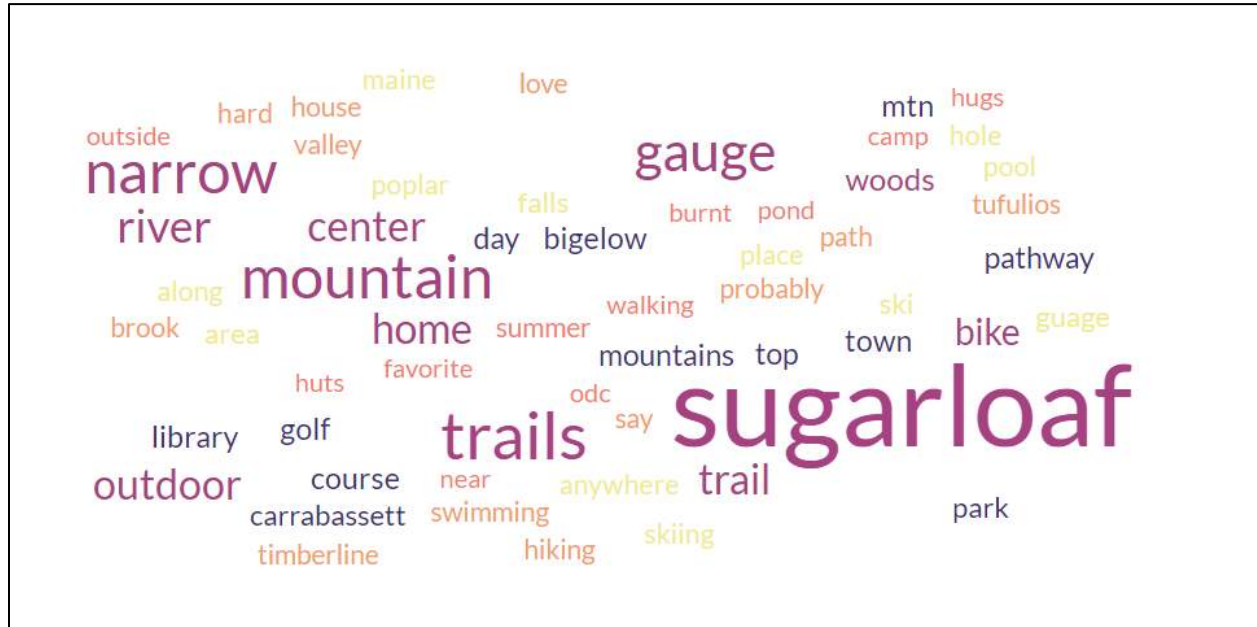
9. What do you love most about Carrabassett Valley?

Two main themes emerged for this question. Many respondents said they appreciated “the people” and small, family-oriented, outdoorsy community as well as the accessibility to a variety of year-round outdoor recreational activities in the area. Respondents highlighted skiing at Sugarloaf but also frequently cited biking, hiking, golf, the trail network, and the public pool. Respondents also said they valued the natural environment and its beauty (especially the mountains and river) as well as the sense of peace and safety they felt in the Valley.



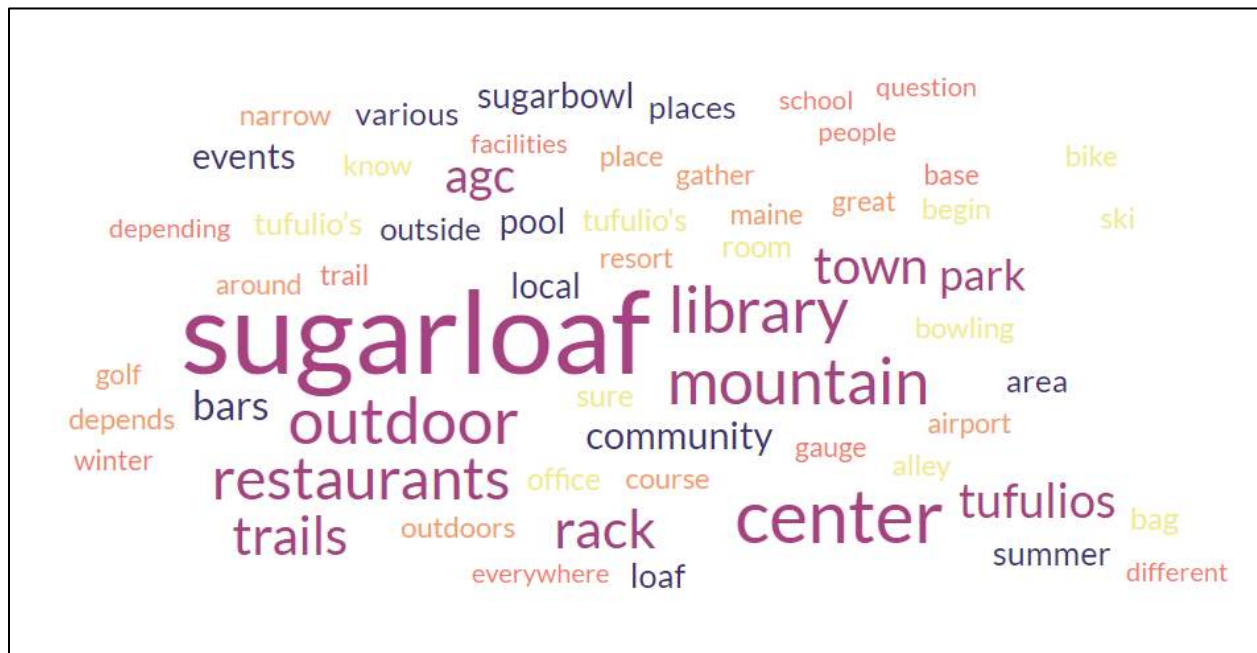
10. Where is your favorite place in Carrabassett Valley?

Sugarloaf came out on top as respondents' favorite place in the Valley. Respondents also frequently mentioned the Narrow Gauge pathway, the Carrabassett River, the Outdoor Center, and the trail system for biking, hiking, and cross-country skiing, etc. They also said that their own homes were a favorite place. Other frequently mentioned places included the Bigelow Mountains, Burnt Mountain, golf course, public pool, library, and Tufulos Restaurant.



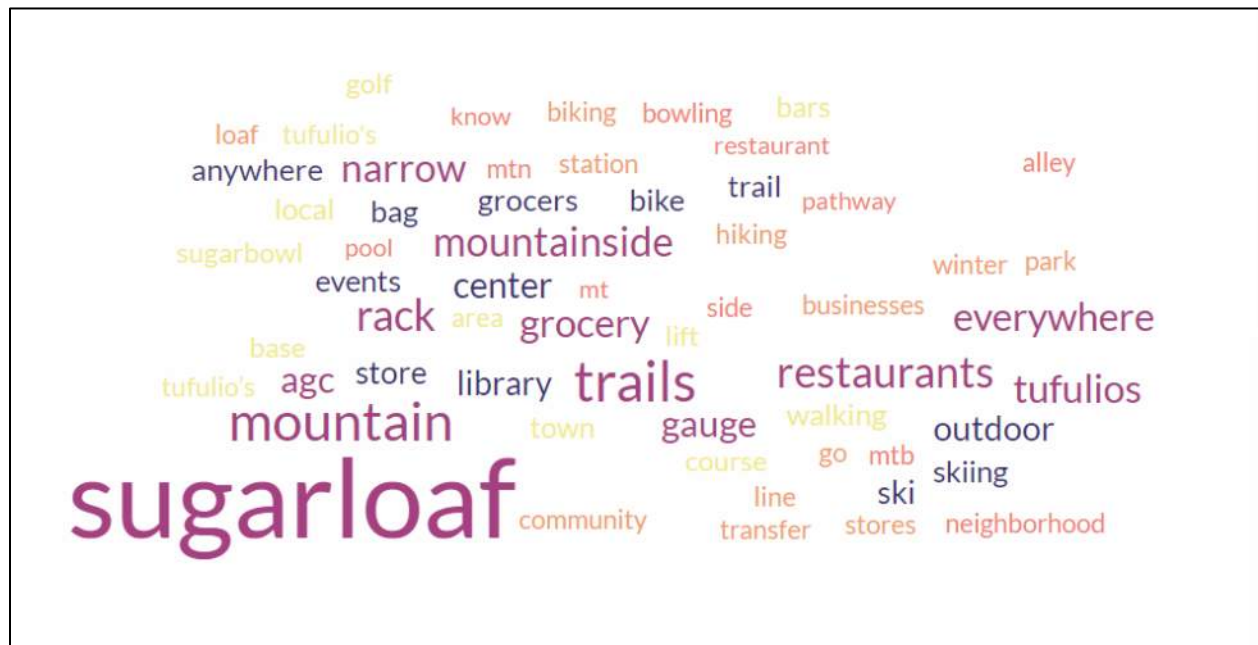
11. Where does the community gather in Carrabassett Valley?

A majority of respondents mentioned Sugarloaf as a primary community meeting place. They also frequently cited the library, Outdoor Center, Anti-Gravity Center, the trail system, and restaurants and bars (especially Tufulios, The Rack, and The Bag & Kettle). Respondents also mentioned the town park and pool, The Sugarbowl, and community events.



12. Where are you most likely to run into people you know in Carrabassett Valley?

Sugarloaf was regularly cited for this question as well. Respondents also said that they were likely to run into people they knew on the Narrow Gauge Pathway and other trails, at restaurants (Tufulios, The Rack, and The Bag & Kettle), and at the grocery store (and other stores). They also frequently cited the library, Anti-Gravity Center, and Outdoor Center as well as “everywhere” and “anywhere.”



13. What do you think Carrabassett Valley will be like ten years from now?

Several common themes emerged in Question 13. Respondents stated that they imagine that in ten years Carrabassett Valley would be more expensive; that there would be a larger wealth gap; that wealthier people moving into the area might displace locals and/or change local culture; and that the area would be more developed, crowded, and busy. Other respondents imagined that the year-round recreational economy would be stronger and that would increase the number of year-round residents, amenities.



14. What do you want Carrabassett Valley to be like in the future?

Respondents stated that they would like Carrabassett Valley to continue to be a welcoming, vibrant, friendly, strong, tight-knit community, and with more young families and year-round residents of varying incomes, more housing that is affordable for year-round lower to medium-income people. Most residents stated that in the future the town should have access to high quality trails and recreation, year-round amenities like the pool and library, and should increase summer recreational tourism around mountain biking. Several noted concerns about the relationship between the Town and the Penobscot Indian Nation and concerns about climate change, flooding, and sustainability. Others mentioned that they want the area to continue to have a rustic feel and not be over-developed in the future. A few stated that partnerships between the town and Sugarloaf are beneficial for providing excellent amenities for such a small town.

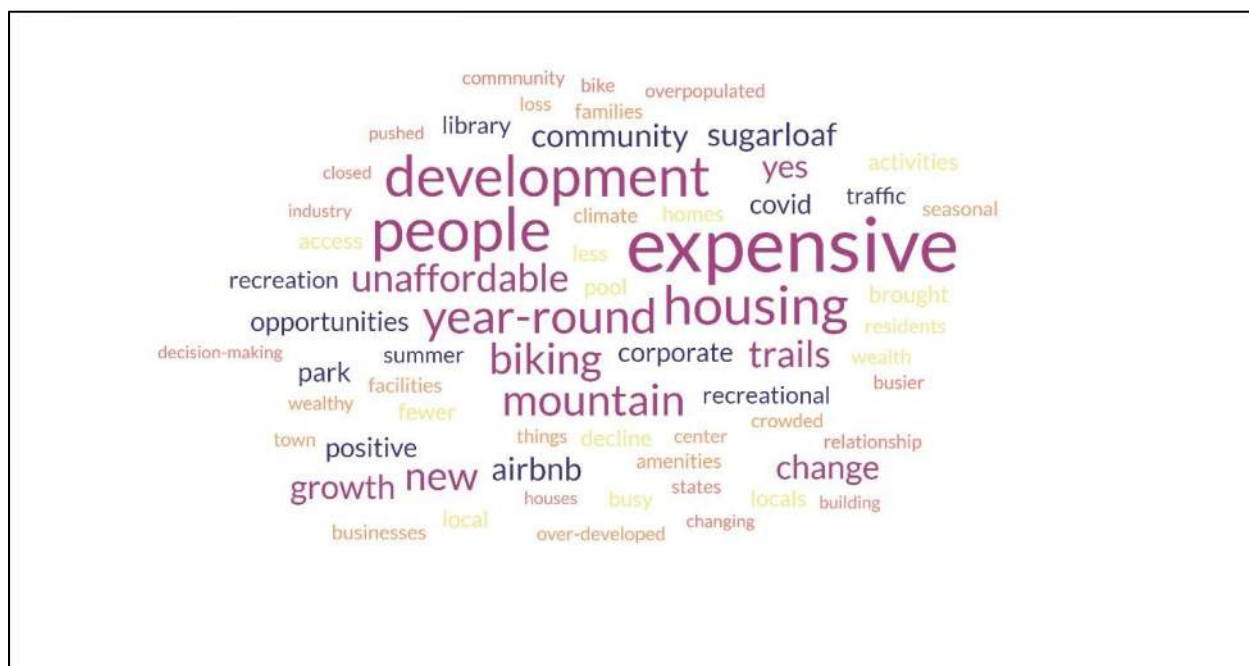


### Section 3: Understanding Community Opportunities & Challenges

This section asks about change and concerns.

15. Do you think Carrabassett Valley changed in the last twenty years (when the last comprehensive plan was approved)? If so, how?

Common themes that emerged in this question included statements about the large number of AirBnBs, the cost of living, and that over the last twenty years Carrabassett Valley has become too expensive and unaffordable for lower to medium-income people. There were many concerns about wealthier people from out of state buying second home or investment properties and changing the culture – that some of those people are less invested in the community. Conversely, some respondents noted that new residents, seasonal or year-round, helped support new businesses and keep them open longer. There were a range of statements about Sugarloaf – many felt the mountain has become too expensive and corporate, while others felt that it was well-run. Many people noted that they love the new facilities like the pool and library, and mountain bike trails.



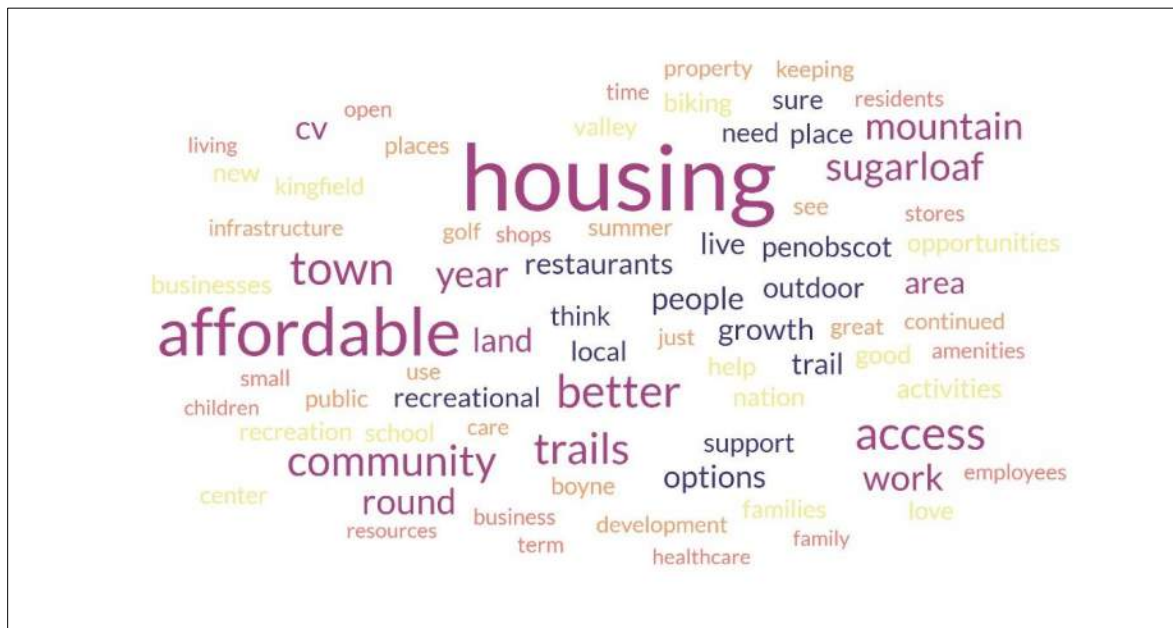
16. What are the top three (3) challenges that Carrabassett Valley faces as a community in the next ten years?

Common themes that emerged in this question included concerns about the high cost of living and housing and the impact on the ability to maintain a year-round community. Many noted challenges of snowfall, climate change and flooding, and the ability to continue to fund needed infrastructure. Respondents also expressed concerns about overdevelopment, particularly at Sugarloaf, and the long-term relationship between the town and the Penobscot Indian Nation.



17. What do you think would make Carrabassett Valley a better place to live, work and/or visit?

The majority of respondents mentioned housing for year-round and seasonal residents, particularly housing that is affordable to the workforce. Several noted the desire for improved internet access and cell service, a healthcare facility, and a few more restaurants or commercial offerings. Many responded that access to trails and recreational areas is critical to the town and the region, and stated that a positive relationship with the Penobscot Indian Nation was important for Carrabassett Valley.



# Carrabassett Valley Comprehensive Plan Vision and Future Land Use Workshop

MARCH 13, 2024

3 TO 5PM

Sugarloaf Outdoor Center

- HOUSING - ECONOMY - TRANSPORTATION - LAND USE - NATURAL RESOURCES -

*Help shape the future of  
Carrabassett Valley!*

Join us for a **VISIONING AND FUTURE LAND USE WORKSHOP** to discuss values, ideas, and concerns and to create a vision for the future of our town. This workshop is an important part of the town's Comprehensive Plan, a state-mandated process that happens once every 10 years.

#### WHY ATTEND?

- Share your values and concerns
- Provide input on future land use plans
- Identify cherished places
- Help draft the vision statement for our town

#### WHO SHOULD ATTEND?

- Residents
- Business Owners
- Community Leaders
- Everyone who cares about Carrabassett Valley's future!

#### *Your input matters!*

Help create a vibrant and sustainable  
future for our community.

For more information, contact

Chris Parks, [cvceo@roadrunner.com](mailto:cvceo@roadrunner.com)

Dave Cota, [towncvlm@roadrunner.com](mailto:towncvlm@roadrunner.com)



The Carrabassett Valley annual Town Meeting will follow this session at 6:00 p.m.  
The Outdoor Center kitchen will remain open until 6:00 p.m. for those wishing to purchase food.  
Voting for elected Town Officials will be held at the Town Office on March 5th from 8:00 a.m. to 8:00 p.m.

# Carrabassett Valley Connections

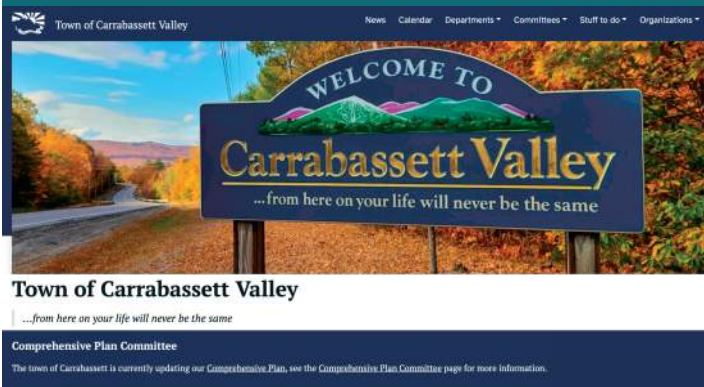
Published annually by the town of Carrabassett Valley, Maine

Fall 2023



Select Board: Robert Luce, Chair • John Beaupre • Lloyd Cuttler • Karen Campbell • Jay Reynolds

## Comprehensive Plan Announcement



### TOWN OF CARRABASSETT VALLEY COMPREHENSIVE PLAN ANNOUNCEMENT

This fall Carrabassett Valley is kicking off a comprehensive plan update. The project will revise the previous comprehensive plan, approved in 2004, to provide updated data on topics such as demographics, housing, transportation, economics, and natural resources, as well as an updated 10-year vision for Carrabassett Valley. Guided by the Comprehensive Planning Committee, this project will engage community members, business owners, boards and committees, area non-profits, landholders, and other stakeholders in both the data gathering and planning process. Currently, the Town is collaborating with a planning consultant, The Musson Group, who has experience facilitating municipal comprehensive plans. Part of the Musson Group's work will include data gathering and mapping, facilitating comprehensive planning meetings, conducting outreach to the Carrabassett Valley community, public presentations, and pulling together the final plan document.

*Continued on page 25*

## Proposed Par 3 Walking Golf Course Concept Plan

*Submitted by Dave Cota*

### NINE-HOLE WALKING GOLF COURSE PROJECT BEING DISCUSSED

*A proposed collaboration between the Town of Carrabassett Valley and Sugarloaf Mt. Corp.*

A proposed 9-hole walking golf course, to be built adjacent to the Town-owned Sugarloaf Golf Course is currently being discussed. The concept is for Sugarloaf to donate approximately twenty acres to the Town, build the course, and for the Town to pay for and own the course similar to what happened in 1985 with the Town owning the Sugarloaf golf course. It is thought that the additional property taxes that will be generated from Sugarloaf's West Mountain development project including real estate, over time, will be substantially more than the annual amortization payment to pay for the walking golf course. It is anticipated that voters may be asked to consider approval of this project at the March annual Town meeting. Public informational meetings will be held this fall and winter as more specific details are developed. We will update the Town website ([www.carrabassettvalley.org](http://www.carrabassettvalley.org)) and other informational outlets with meeting dates and more information concerning this proposal as it becomes available.

### Brief History of the Town-owned Sugarloaf Golf Course:

The Sugarloaf golf course opened in September of 1985 after three years of construction at a then cost of \$2.5M. Sugarloaf Mountain Corp. (SMC) and Peter Webber entered into Mountain Greenery a Joint Venture. Mountain Greenery formed a Limited Partnership called "on the Green Associates" with SMC as the General Partner, Peter Webber as the Limited Partner, and 25 other partners each of whom put up

*Continued on page 2*

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\$40,000 to raise \$1,000,000 to help build the golf course. Peter Webber and Larry Warren also collected an additional \$250,000 in approximate \$5,000 donations from fifty people and businesses connected to the Sugarloaf area.

In 1982, the Town appropriated \$250,000 from the Recreation Endowment Fund and borrowed \$750,000 for the construction of the golf course. The Town also accepted a large land donation from SMC, and Mountain Greenery for the golf course site. An agreement was formed that stated that as soon as the golf course was built the Town would own the golf course and the Town would lease the golf course to SMC. SMC agreed to pay 2/3 of the annual debt service payments (2/3 of the Town's \$750,000 debt). Through the process of building the golf course, the Town raised an additional \$95,000 from surplus to complete the course.

Between 1983 and 1985, Greenscape Construction Company built the course which officially opened in September of 1985. In 1988, the Town purchased 10 acres of land including the 11th Tee from Scott Paper Company. Many improvements have been made to the golf course over the years (new clubhouse and irrigation system) that have added value to this Town-owned asset.

Today, because of the truly unique partnerships that were formed which continue to this day and the mutual investments made by SMC, Mountain Greenery and the Town, the Town of Carrabassett Valley is the proud owner of the #1 rated golf course in the State of Maine. Sugarloaf is now a strong and viable four-season resort employing many people on a year-round basis. Quality real estate development continues in Carrabassett Valley bringing thousands of new tax dollars to the Town every year and new jobs to the area. The development of the Sugarloaf Golf Course has been a huge success story.

**Proposed New 9-Hole Walking Course Concept:**

- Sugarloaf to donate the land for the project (approximately 20-acres) to the Town.
- Sugarloaf to provide some in house construction components of the project.
- Town to pay for and own the course and amortize a loan over a 20 or 30-year period.



First Pearl -Sugarloaf Golf Club Hole 10

Estimated costs (to be refined soon) are between \$3M and \$4M.

- Sugarloaf to build the project; the Town would reimburse costs based on an agreement.
- Sugarloaf is to pay for constructing an approximate 1.5M gallon pond as part of the course design and retain water rights for snowmaking.
- Sugarloaf will also pay for and own a new pumping station and related piping and equipment on site for snowmaking and irrigation.
- Sugarloaf's overall investment in constructing the pond and installing related snowmaking infrastructure will be approximately \$5M.
- The project would also include the construction of a golf cart storage building that the Town would own.
- The project would also include building a 1-acre state of the art 18-hole putting green.
- The project would also include a much-needed expanded parking lot.
- The target date for building and substantially completing the project is 2024.
- The financial justification for the Town is that new property taxes from Sugarloaf's West Mountain Development, over time, will be substantially more each year than the cost to amortize the debt and help pay for capital maintenance cost sharing projects needed in the future.

**Other details:**

- Target Date for Town voter approval consideration is the March 2024 annual Town Meeting; this would include authorization for a golf course lease amendment.

- Sugarloaf is responsible for all planning, design, and permitting costs to date.

- D.E.P. Permit Application (Sugarloaf) expected to be filed mid-September with hopeful Spring approval.

**Perceived Benefits:**

- The 9-hole walking course project would continue the Town's long-standing partnership and creative collaboration with Sugarloaf Mountain Corporation, the Town's major resort.
- Would provide alternative recreational opportunities for the area and for the resort destination including a stand-alone golf opportunity for residents, property taxpayers, and guests.
- A "walking 9-hole course" would also provide golf opportunities for beginners, juniors, and those groups who find the Sugarloaf golf course too difficult and too time consuming to play.
- Would also provide an alternative when the golf course is booked or unavailable due to important tournaments.
- Would provide a less expensive golf alternative.
- Would provide important snowmaking capacity (although the pond could be built without the golf course) to the Town's major resort and help eliminate some continued use of difficult water extraction from the river.
- Would also provide water for the Sugarloaf Water Association which is needed.
- The Sugarloaf Golf Course is a major economic driver and the addition of a 9-hole walking course would provide additional jobs and economic activity for the Town's major Resort and for Carrabassett Valley and the region. ■

**News from the Town Manager**

*Submitted by Dave Cota, Town Manager*

**Dear Carrabassett Citizens and Property Taxpayers:**

As I reflect on our recent magnificent fall foliage, I know the ski season will soon be upon us. Many exciting new developments and resort improvements are underway at Sugarloaf. We have not seen this extent of new investment at Sugarloaf in many years, if ever. In addition to a new lift, the project includes new ski trails, additional parking and related access, and other amenities. It also comes with significant real estate development which will provide many area jobs and new property tax revenue for many years to come.

With this development comes the need for additional workforce housing. Sugarloaf stepped up to the plate in this regard last year when they purchased the Herbert Hotel in Kingfield adding additional housing for some of their needed seasonal employees. Sugarloaf is also committed to working with the local 'Western Maine Mountain Housing' non-profit in attempting to provide additional needed workforce housing in our area (see their article enclosed). Kudos to Coalition President John Beaupre, Executive Director Mark Green, and the Board of Directors for their determined pursuit of workforce housing opportunities in our region. This is not an easy task.

In 2023, we've been involved with a number of capital maintenance and new projects along with new and continued initiatives. Both the golf course clubhouse and the Sugarloaf Outdoor Center facilities were painted (both facilities are Town owned and leased to Sugarloaf). A new ski waxing building is also being constructed at the Outdoor Center. We have utilized grant funding and have installed electric vehicle chargers at the Outdoor Center to add to the Town owned chargers that were installed at the golf course last year. These chargers supplement chargers recently installed by Sugarloaf. We have also paved the first 250' of the Outdoor Center Road which will eliminate the spring "minefield" of potholes at the beginning of this road.

Using matching funding from Sugarloaf in the Golf Course Reserve fund, several needed capital maintenance projects have been completed and more

are underway on the golf course. Although a very wet summer with challenging trail development conditions, some additional mountain bike trail development is taking place in the Stoney Brook Trail area. The CRNEMBA Mountain Bike Club has also funded and built a new trailhead there across from the entrance to the Bigelow Preserve (this trail system was not available this year due to wet conditions). New land leases have been signed at the airport and three new larger airport hangars are currently being built. We are about to complete a major pavement crack sealing project at the airport that will hopefully maintain the runway for up to five years before a major pavement rehab project will be needed.

In 2023, our Tax Assessor also completed Phase One of a two-year plan to revalue all taxable property in CV to provide equity in property values for property tax assessing purposes. Most people understand that real estate values have risen dramatically in the last few years and we appreciate your patience as we complete this process (please see enclosed related article).

Two projects that are currently moving forward are updating the Town's Comprehensive Plan and working with Sugarloaf Resort in reviewing a proposal for the Town to consider securing financing to pay for and own a 9-hole walking golf course adjacent to the existing Town-owned Sugarloaf golf course. We are strongly encouraging all residents and property owners to become involved in the comprehensive plan process. Please see the enclosed related article with information on how you can become involved including filling out a short survey. Your input is important and appreciated. Regarding the proposed 9-hole walking golf course, the concept is for Sugarloaf to donate approximately twenty acres to the Town, build the course, and for the Town to pay for and own the course similar to what happened in 1985 with the Town owning the Sugarloaf golf course. It is thought that the additional property taxes that are going to be generated from Sugarloaf's west mountain development project including real estate, over time, will be substantially more than the annual amortization payments to pay for the walking golf course. Please take the time to read

the enclosed related article. It is anticipated that voters may be asked to consider approval of this project at the March annual Town meeting. Public informational meetings will be held this fall and winter as more specific details are developed. We will update the Town website ([www.carrabassettvalley.org](http://www.carrabassettvalley.org)) and other information outlets with meeting dates and more information as it becomes available.

As most of you may know, the Penobscot Indian Nation (PIN) owns 24,000 acres, or slightly less than one-half of the land base of Carrabassett Valley. They have denied public access to these lands for the past three years leading to closed snowmobile, ATV, and some mountain bike trails along with denied access to the Carriage Road. While we have made repeated attempts to open a dialogue with PIN leadership, they are refusing to talk with us. Presumably, this is due to the Town's concerns over State Legislative efforts that could provide full sovereignty to tribal lands in Maine (including the conversion of their twenty-four thousand acres of Carrabassett Valley fee lands to Federal Trust Lands). The 1980 State Implementing Act (based on the 1980 Federal Indian Lands Claim Act) requires that in an Organized Town conversion to Federal Trust lands requires a vote of the affected Town. This right could be seriously jeopardized with some of the expected legislation that may be before the State Legislature starting in January. Among other issues, our concern is the possible loss of appropriate zoning on this land. There are hundreds of homes that abut PIN land in Carrabassett Valley. With hopeful dialogue and negotiations perhaps the Town's opposition to Sovereignty could be resolved to our mutual benefit but that takes all parties willing to talk. This has been a very frustrating issue.

Finally, always feel free to contact us with suggestions, comments, and concerns. Hoping for a great ski season! Best to all of you. ■

News from Carrabassett Valley Academy

Submitted by Kim Karn



Bob Luce, Chair of the CV Select Board accepting the H. King Cummings Service Award presented by Lindy Gruen to the Town of Carrabassett Valley.

The Carrabassett Valley Academy 2022-23 school year culminated with the graduation of sixteen student-athletes in the traditional commencement ceremony held in the Richard Bell Chapel. We couldn't be more proud of all the students that call Carrabassett Valley home for their high school years.

In addition to presenting diplomas, CVA Board of Trustees Chair, Lindy MacKinnon Gruen '92, presented the H. King Cummings Service Award to the Town of Carrabassett Valley. This award was established in 1989 and is given annually to an individual or individuals within the CVA community who have performed valuable service beyond normal expectations and have made an outstanding contribution to the growth and development of Carrabassett Valley Academy. Bob Luce, Chair of the Carrabassett Valley Select Board, accepted the award on behalf of the town.

"The town of Carrabassett Valley has certainly made, and continues to make, outstanding contributions to the growth and development of Carrabassett Valley Academy," remarked Gruen. "The town is a significant part of every CVA student's experience. The character and support of Carrabassett Valley play a critical role in making sure that CVA delivers on its mission for

the student-athletes of today and tomorrow. It's a perfect partnership, in the perfect setting."

The end of the 2023 school year also marked the conclusion of CVA's decennial accreditation process with the New England Association of Schools and Colleges (NEASC). We are excited and proud to share that CVA has been granted Continued Accreditation for a period of 10 years.

The year-long accreditation process offers valuable insight into all aspects of the school and helps to ensure CVA continues to offer every opportunity for our student-athletes to reach their personal best in a supportive community steeped in a culture of kindness, respect, commitment, and gratitude. The NEASC Commission on Independent Schools commended CVA for our deliberate and clear understanding of the Academy's purpose and priorities, and praised the school for being a nurturing, joyful, energetic, passionate, dedicated, and caring community of educators who love what they do, where they do it, and how they teach and coach. The Commission's recommendations for continued school improvement focused on succession planning, leadership, and staffing

support, as well as facilities planning.

The 2023-2024 school year is off to a great start. By the start of the Winter Term, CVA is expecting to have 110 students from 16 states and 4 countries. Sixty-five students are from Maine and 23 students are local Sugarloafers, 16 of those students are employee children. Once again, thank you to the town of Carrabassett Valley for helping CVA, and our students, realize their dreams. ■



2023 CVA Graduation

Comprehensive Plan Announcement - Continued

What is a comprehensive plan?

A comprehensive plan is a 10-year strategic plan for a municipality. Comprehensive plans consist of data collection, data analysis, a vision statement, as well as goals, objectives, and strategies for a number of topic areas. Topic areas in a comprehensive plan include: demographics, existing and future land use, housing, mobility and transportation, economy, parks and recreation, natural resources, climate and sustainability, historic and cultural resources, public facilities, fiscal capacity, and more. Comprehensive Plans provide high-level guidance and a framework for future projects and decision-making.

Why does a comprehensive plan matter? Why is Carrabassett Valley completing an updated one?

Comprehensive plans are opportunities to celebrate a community, to reflect on what the community

values, decide what they want to invest in and articulate what goals they have for the future. Comprehensive plans are also platforms for big ideas and future additional studies or smaller-scale plans including resiliency plans, recreation goals, and housing and economic development plans. Comprehensive plans validate municipal zoning and land use ordinances — zoning and land use ordinances must align with the comprehensive plan, future land use plan section, and designated growth areas. Comprehensive plans are required by the State of Maine and should be updated every 10 years. Many grants and funding opportunities require applicants to demonstrate how proposed projects are in line with a municipality's current comprehensive plan.

How do I get involved?

Opportunities to be involved include an upcoming

community survey and an initial public outreach event to learn more about the plan and participate in the process. Public outreach events typically involve a mixture of presentations from the Comprehensive Planning Committee and consultant, as well as opportunities to collaborate with community members and weigh in on key elements of the plan. For more information including continued updates to the Comprehensive Plan, please go to the "Committees" tab on the Town website ([www.carrabassettvalley.org](http://www.carrabassettvalley.org)) to find the Comprehensive Plan Page. *It is anticipated that a Community Survey (accessible on the website and at the Town Office) for all CV residents and seasonal homeowners will be available early November through December 15th. Your input will be greatly appreciated.* For any additional information contact Chris Parks, Code Enforcement Officer, at (207) 235-2504 or [cvceo@roadrunner.com](mailto:cvceo@roadrunner.com). ■

News from the Sugarloaf Christian Ministry

Submitted by Gerry Baril, Ministry Chair

Forty Years Old – Not Over-the-Hill – Just On-the-Hill!

Can you believe it! A vacationland seasonal Christian Ministry featuring Downhill Worship at Sugarloaf Mountain in 1982 by the Rev. Skip Schwartz, would become by 1990, with the appointments of Co-Pastors Pam and Earle Morse, the valley's only and enduring year-round church for more than forty years.

This past 22-23 ski season, Sugarloaf Christian Ministry celebrated forty years of loving service to our Sugarloaf community, first in January, with a Community Potluck Dinner at the Alford Competition Center. The event was co-sponsored by C.V.A.



Happy Birthday to the Ministry

and presented a fun opportunity to spend time with ministry friends and meet some new neighbors. The event was free and open to all the Sugarloaf community.

On Saturday evening, March 18th, in the Alpine Room at D'Ellies, the Ministry hosted our 40th Birthday Party, celebrating the miraculous existence of our Ministry! Some opined that it couldn't be done, you know, a thriving ministry in a New England Ski Resort. Well as Pastor Pam has said, "we've been proving them wrong for 40 years!" Our theme of Sugarloaf Christian Ministry Going Downhill Fast Since 1982 attracted many old timers, long-timers, and newcomers to the mountain and Sugarloaf community. A slide show featuring historical/hysterical memories, personal testimonies, a photo booth, and a very popular meet & greet Bingo game brought people together in a very festive atmosphere. We celebrated long-time Sugarloafers and Ministry Friends Al Alice Cole and Pat Buck with hearty applause. Rev. Earle Morse almost burnt the house down when he lit the candles on the Birthday Cake, so a quick "wish" and a collective blowing out the candles was in order.



The Cole's and Pat Buck

The Ministry continues to serve the spiritual and personal needs of many in Carrabassett Valley and parts of Northern Franklin County, including residents, employees, and visitors, the elderly, the widowed, the disabled, and veterans in part with the financial support to our Annual/Summer Appeals and Community Fund. Worship Services are provided every Sunday at 9:00 AM in the Bell Chapel, Sept-June, and on the mountain with Downhill Worship at 11:00 AM from Christmas to Easter. Worshipping outdoors at The AMP with a vista from 3500 feet from July to Labor Day. Come join us on Homecoming Sunday, October 8th at 11:00 for one last AMP service before the snow flies. ■

**Come as you are, whenever you can. All are welcome in God's house. Enjoy all Sugarloaf has to offer, and welcome home Sugarloafers.**

# TOWN OF CARRABASSETT VALLEY

## COMPREHENSIVE PLAN UPDATE

### Vision and Future Land Use Workshop

Wednesday, March 13, 2024

Noel Musson, Susanne Paul & Courtney Cease  
The Musson Group



# Agenda

**Introductions and Background**

**Visioning and Values Stations**

**Thinking about Future Land Use**

**Wrap Up and Next Steps**

# Introductions & Background

## Hello!

- Comprehensive Planning Committee
- The Musson Group
- Goals for today

# Comprehensive Plans: Overview

- A shared vision of the future
- Defined goals for a future vision
- Implementation measures
- A roadmap for future investments and planning

# Comprehensive Plans: Why?

- Comprehensive Plans create a Future Land Use Map, which are the basis for the Land Use Ordinances
- Eligibility for State Grants and Loans
- Plan with intention
- Celebrate your community

# Comprehensive Plans: Product

## **A Comprehensive Plan includes:**

- Existing Conditions: Inventories and Maps
- Vision Statement
- Community Engagement
- Regional Coordination
- Future Land Use Plan
- Capital Improvement Plan
- Goals, Policies, and Strategies on various subjects
- Implementation Strategies

# Comprehensive Plan Topic Areas

## Topic Areas Required by the State

- Population
- Economy
- Housing
- Transportation
- Public Facilities and Services
- Recreation
- Marine Resources
- Water Resources
- Critical Natural Resources
- Agriculture and Forest Resources
- Historic and Archeological Resources
- Land Use – present and future
- Fiscal Capacity

**Other topic areas can include climate, sustainability, community health, equity and accessibility**

# Estimated Timeframe

**Task 1 – Inventories, Survey\*:** Fall 2023 – Spring 2024

**Task 2 – Vision & Values\*:** Winter / Spring 2024

**Task 3 – Policy Writing\*:** Spring / Summer 2024

**Task 4 – Public Review & Open House\*:** Summer 2024

**Task 5 – State Review & State Adoption:** Fall 2024

\*Opportunities for public input occur during each of these stages

# Outreach: Survey



## Survey for the Town of Carrabassett Valley Comprehensive Plan Update

The Town of Carrabassett Valley is updating their comprehensive plan and seeking your input.

A comprehensive plan is a state-required planning process during which time a community establishes a vision, along with goals, objectives, and strategies for the future. Plans are typically updated every 10 to 15 years to stay relevant and include topics such as Housing, Transportation, Economy, Land Use, Recreation, Population and Demographics, Public Facilities, and Historic Preservation.

This survey is the first of several opportunities to get involved in the Town of Carrabassett Valley Comprehensive Plan update. Input received via the survey will be used by the Comprehensive Planning Committee to shape ideas for the future of the town. All information is anonymous unless you choose to identify yourself.

For more information, visit: [www.https://www.carrabassettvalley.org](https://www.carrabassettvalley.org).

### Community Identity, Visioning, and Values

This section asks general questions about how you perceive Carrabassett Valley, what is important to you in the present and future.

What do you love most about Carrabassett Valley? \*

Your answer

What makes you proud to call Carrabassett Valley home?

Your answer

Where is your favorite place in Carrabassett Valley? \*

Your answer

# Survey Results

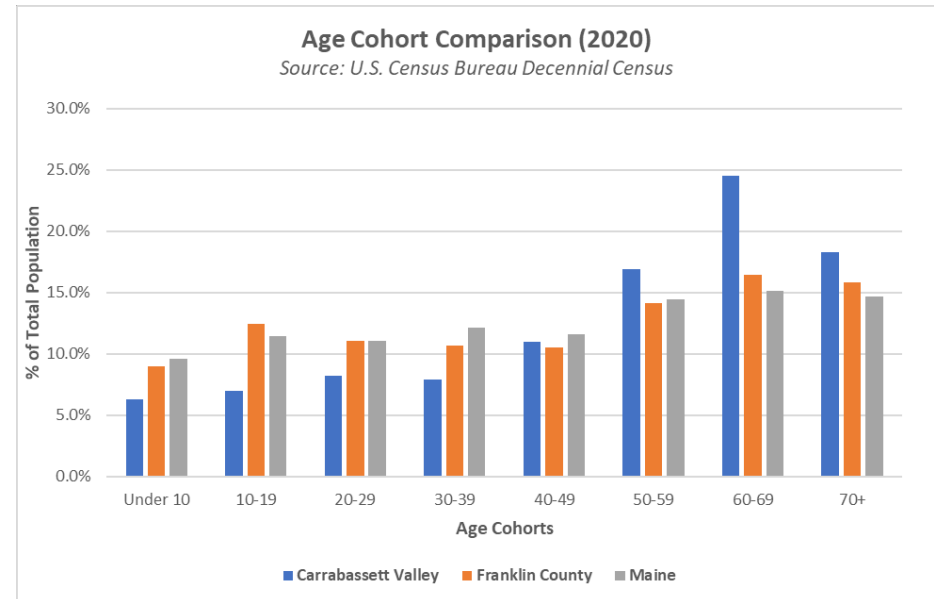
## Key Themes

- People are proud to live in CV and love the tight-knit, friendly community, and all of the amenities it offers, particularly outdoor recreation
- People are worried about climate change, loss of snow, extreme flooding events
- Most respondents feel like CV is now unaffordable to median income people
- People want the CV of the future to be welcoming, year-round community with continued access to high-quality outdoor recreation
- People love the trails, the pool, the library, Sugarloaf, the Outdoor Center and Tufulios!

# Population Inventory

## Preliminary Takeaways

- Carrabassett Valley's population is getting older.
- The number of housing units are increasing (but becoming less affordable).
- The number of people living in a home is less than it used to be.
- Data shows that the population was growing up until 2020 and has since either been declining or leveling off. Pandemic impacts need to be studied more.
- The median income in Carrabassett Valley is higher than Franklin County but lower than Maine.



# Recreation Inventory

## Preliminary Takeaways

- Recreation is the top attraction and economic driver for Carrabassett Valley
- The Town has increasingly become a year-round recreation area
- The Golf Course and the Sugarloaf Outdoor Center are significant recreational assets
- Preserving and improving public recreation opportunities for all ages is an important goal
- The Town Park and pool are highly valued and utilized by the community

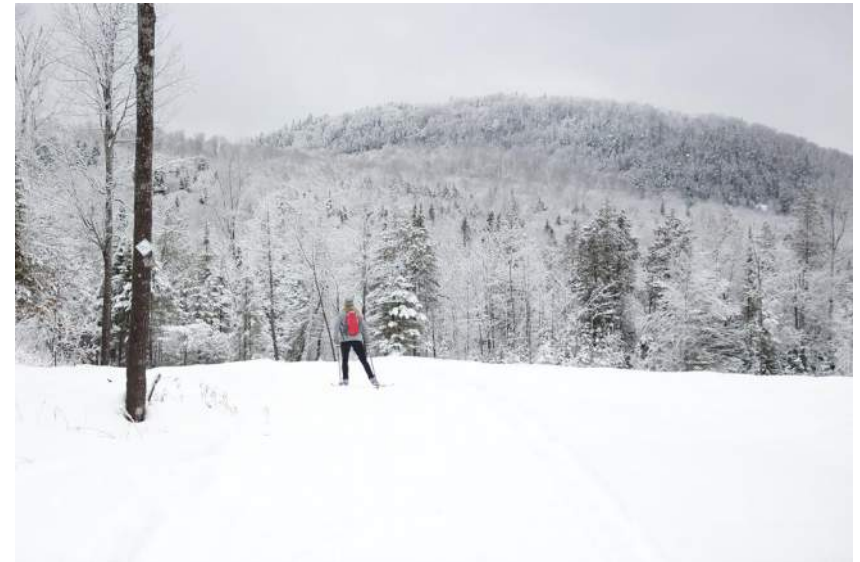
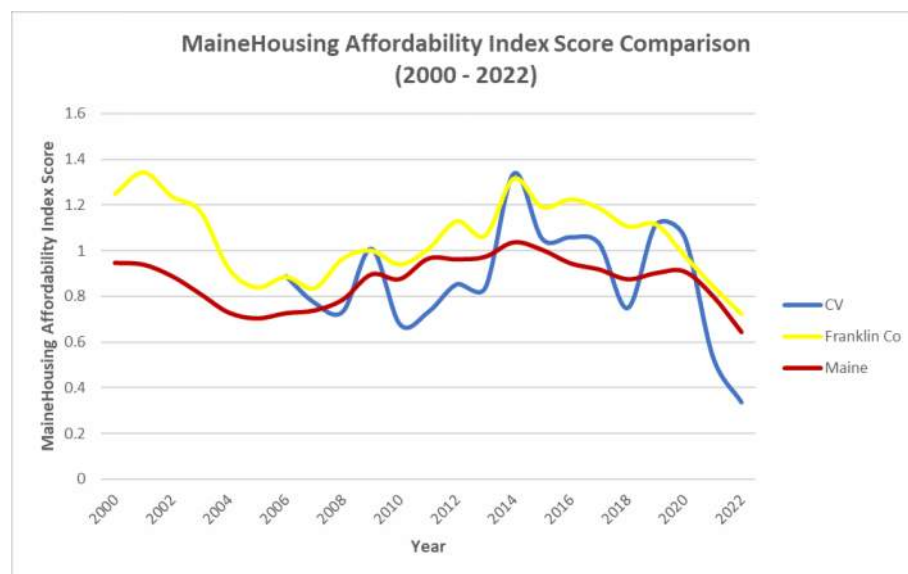


*Image from Maine Huts and Trails via Downeast Magazine online.*

# Housing Inventory

## Preliminary Takeaways

- The majority of housing units in CV are single-family detached (but for a small town there are a lot of multi-family units)
- There are fewer vacant housing units than there were 20 years ago (2020 = 83.4%; 2000 = 89.3%)
- CV is becoming less affordable (MaineHousing affordability index dropped from 1.06 in 2020 to .34 in 2022)



# Visioning and Values Stations

## Purpose

Gather input for writing vision statement

## How

Visit each flip chart “station” and answer questions written at top using Post-it Notes

## Time

30 Minutes

The image displays two sets of flip charts, each arranged in a 3x4 grid. Each flip chart contains handwritten text and Post-it notes, representing different stations for a visioning and values exercise.

**Top Grid:**

- Station 1: "better zoning" (yellow), "GO BACK TO ZOOM Meetings!" (blue), "affordable housing" (yellow), "Encourage, support, develop affordable year-round housing" (yellow), "PARTICIPATE to ESTABLISH SOME MORE LIMITS/SPECIFICS REGARDING DEVELOPMENT" (blue).
- Station 2: "more field trips" (teal), "ENFORCE RULES ALREADY APPROVED? (ZONING)" (blue), "Separate Residential from business zones" (yellow), "YES I agree" (teal), "a really safe wide bike lane in popular bike areas" (yellow).
- Station 3: "agree w/ bike-friendly 102" (yellow), "More bicycle friendly. Road paved shoulders" (yellow), "balance - zoning & careful slow growth - but not so restrict that it hobbles people's ability to thrive here" (blue), "yes!!! Agree" (yellow), "Listen to citizens" (yellow).

**Bottom Grid:**

- Station 4: "everything you want in a community-- especially COMMUNITY!" (teal), "BACK SIDE PRIDE" (yellow), "Vote Lobster!" (yellow), "Locals First Conservative Values" (blue), "Further residents in a developer" (yellow).
- Station 5: "We are neighbors!" (blue), "Small town big heart" (yellow), "I Agree" (yellow), "Tremont is the quiet side of the quiet side" (blue), "Close Coastal Community" (yellow).
- Station 6: "Rugged Coast, Rugged Folks. TREMONT: NO.1'S LAST FRONTIER. TREMONT: IN FOR THE LONG Haul" (teal), "QUIETSIDE" (yellow), "A place for our children to work live and raise their families" (blue), "It's already Quiet side why change it?" (teal), "Station 5" (yellow).

# Future Land Use Discussion

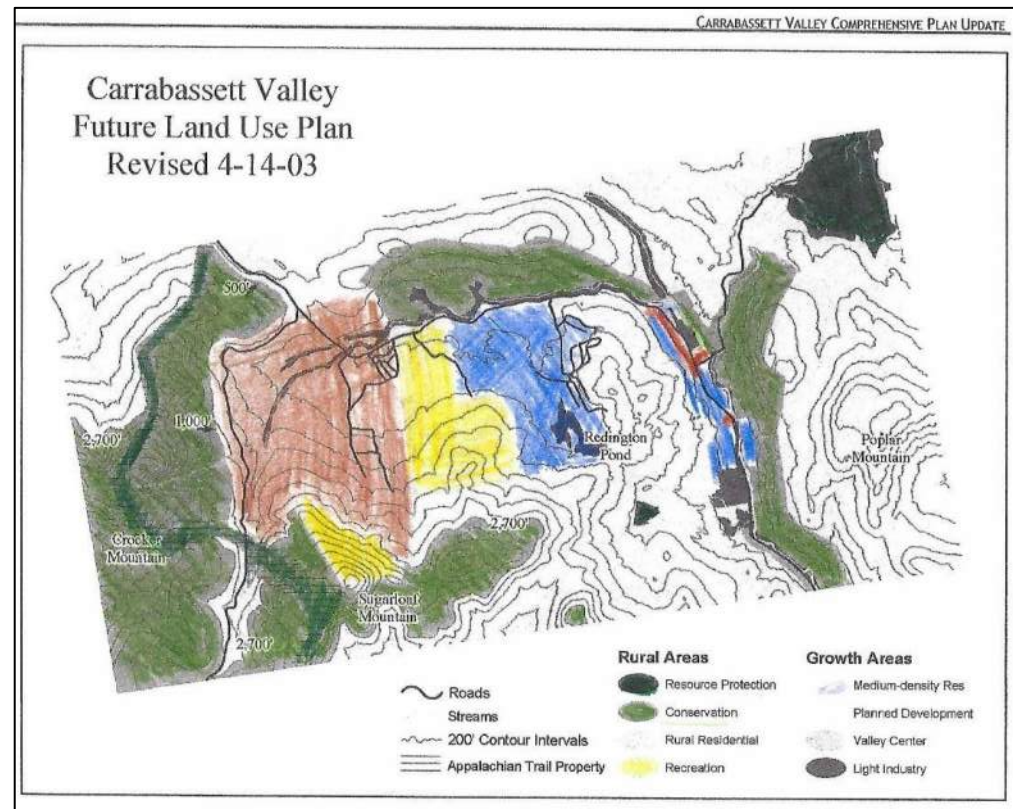
## Purpose

Gather input for developing Future Land Use map

## How

Groups work at tables to answer questions, draw, and outline ideas

**Time: 30 Minutes**



# Thank you!

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*Planner and Project Support*

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(207) 241-4031



## **Carrabassett Valley Vision & Values Workshop**

March 13, 2024

### **NOTES**

Map activity responses from spokespersons from each table:

(About 50 people attended, 5 tables with maps)

#### **Where does the community gather in Carrabassett Valley?**

1. The meeting place wasn't a top priority for us
2. Bars
3. Bars, AGC, mountain side grocers, outdoor center, library, beacon room, The Rack
4. AGC, lib, rack, sugar tree pool
5. bars, chapel, golf course, fitness center at sugar bowl, Golf course, sugarloaf

#### **Is there something that you wish the town had that it does not have now?**

1. We would like to see more trails, better / increased infrastructure (sanitation, restaurants, housing for staff), balance between growth and preservation
2. We would like a Village Center: no one good option; there is valley and mountain. Maybe bottom of access road? Want workforce housing, dedicated rec facility for town use only (not shared), access to PIN lands, lake access (via carriage road)
3. Want: workforce housing, car wash, more gathering areas, urgent care, dentist, increased trail connectivity (including west mountain with narrow gauge), day care (quality and with availability), area near rack for housing, restaurants, community space, outdoor space, urgent care. Cell service, need to look at again.
4. Indoor options for families, AGC hours limited, not great for when kids are most active: covered ice rink, affordable ice rink time, access. Arcade is draw, make it larger. Bowling area could have larger space. Kingfield and Stratton access to trails, bridge from sugarloaf side to other side Campbell field. Valley area and storm fronts: coffee shops, ice cream, lunch, retail option: clothing shoes, snow shoes, ice skates.
5. Deli bakery indoor pickle bar, more access to PIN, cell phone service, kids' activities year round (teens too), elderly housing, better/affordable golf access

#### **Where are the most scenic locations or the most iconic views in CV?**

1. Scenic Views: Oh My Gosh corner, everywhere
2. Scenic vistas aren't as accessible: oh my gosh = power lines in way, can't stop there

#### **Where are the places that need to be protected from the impacts of change or growth?**

1. We want to grow but not an eye sore and need to protect envt
2. Protect Carrabassett River, Oh My Gosh corner, top of sugarloaf, Stratton hut, new trail view of Bigelows

3. Preserve: River, trails, views, town park
4. Protect swimming holes
5. Protect wildlife habitat, water quality, infrastructure parks roads, relationship CVA a ski club sugarloaf, protect businesses

**Where are the places to focus new investment or beneficial change?**

1. Sewer: AGC area expansion, after school programming, need young family housing 40-60k range income. Aging population = need assisted living option. Health clinic.
2. Improve Narrow gauge, more variety deli and bakery, ice cream expresso, more hosing afford, year round, invest in outdoor center, car wash.

(answers overlapped with the wishes for the town)

**Other comments**

1. We should partner with / share challenges with other nearby communities
2. Sue Davis (resident of Kingfield, came up to me afterward)
  - a. Appalachian Trail at C river on cv side need trail connection and safety exit could create a loop ... up sugarloaf and around
  - b. Outdoor center as place for older teens (17-19 year olds) – music , under utilized

## **TOWN OF CARRABASSETT VALLEY VISIONING SESSION FEEDBACK**

March 13, 2024 – Sugarloaf Outdoor Center

### **What does Carrabassett Valley value?**

- Sense of community and community members
- Being a small, dynamic town
- Having fun
- Families
- Recreation
- Volunteering
- Collaboration between organizations
- Trails
- Public land
- Taxpayers, large tax base
- Sugarloaf
- Communal independence
- Mountains
- Inclusiveness
- Lack of pretense
- Locals feeling at valley restaurants
- Education
- The outdoors as a resource and asset
- Sustainability; environmentalism; climate awareness
- Working together with surrounding communities – helping each other with services, fire & rescue

### **What are the biggest threats/challenges facing Carrabassett Valley?**

- Housing, entry-level housing, rising housing costs
- Climate change, flooding, wildfire / natural disasters
- Development of lands
- PIN lands/access/relations
- Affordable cable and internet, broadband access, consistent wireless communication
- Losing small town feel, loss of Maine values
- Cost of living
- Employees, labor shortage
- Infrastructure maintenance
- Isolation
- Transportation
- AirBnBs (Short-Term Rentals)
- Land for growth
- Lack of engaged, young leaders
- Lack of young families, school enrollment decline, aging in place resources
- Concern about control over education system; future of education in the area

### **What is one word you would use to describe Carrabassett Valley**

- Community
- Loaf

- Home
- Friendly
- Adventure
- Character
- Fun
- Eclectic
- Heaven
- Beautiful
- Paradise

- Special
- Destination
- Happy-place
- Outdoors
- Wicked good
- Positive energy
- Peaceful
- Unique

### **What is the one thing the community could do to make Carrabassett Valley a better place?**

- Solve PIN land access challenge
- Heal relationship with PIN
- Bring in local medical services
- More off-mountain stores and restaurants, amenities
- Plan for community trails, more trails, more access
- New, younger people involved in town, fresh ideas
- More housing = more workers, affordable housing
- Pedestrian access to Stratton & Kingfield
- Communication within community
- Paved roads and parking lots
- Snowmobile trail access
- Future recreational opportunities, tennis/pickleball courts
- Golf club discounts for tax payers
- General connectivity – pedestrian bridge over 27
- Idea of safety and safe access and connections to trails

### **What makes Carrabassett Valley a unique community?**

- The people
- Mix of active, health-seeking individuals
- Amenities for families, library, pool etc/public, tax funded
- Sugarloaf
- Clean river and swimming holes
- The forward thinking of our town's people
- Demographics
- Access to outdoor resources, activities
- Slower pace of life
- Respect of property
- The tax base compared to other ME communities, low taxes, few demands
- One road town
- Rural Maine living, resort-like opportunity
- Collaboration
- Location/landscape
- People choose to live, work, play here (vs born here and no way out)

### **What do you love about Carrabassett Valley?**

- Easy outdoor/nature access, all seasons
- Birds
- How it makes me feel – comfortable, valued, part of something special
- Great place to raise a family
- Safe community
- Clean and quiet
- Engaged townfolk
- The character of the area
- The library
- Sugarloaf Golf Club
- The people, community
- All of the available activities
- Mountain environment
- Golfing, skiing
- Lakes and rivers
- Easy to get involved and making it welcome to all
- Lifestyle
- The scenery and all it offers to outdoor enthusiasts
- No chains or Dunkin Donuts
- Dark sky, open space, sunsets
- The grass roots people
- Tax rate
- The Sugarloaf Outdoor Center