

TOWN OF RANGELEY BOARD OF SELECTMEN

James Jannace, Chairman
Ethan Shaffer, Vice-Chairman
Samantha White
Jacob Beaulieu
Keith Savage



15 School Street
Rangeley, ME 04970
Fax – 207.864.3578
207.864.3326

MEETING FEBRUARY 3, 2025, 6:00 PM

- 1. Call Meeting To Order & Declare a Quorum**
- 2. Conflict of Interest Disclosure**
- 3. Adjustments To The Agenda**
- 4. Public To Speak On A Non-Agenda Item**
- 5. Boards & Committees**
 - August 26, 2024 – Airport Commission Regular Meeting
 - September 5, 2024 – Airport Commission Workshop
 - September 30, 2024 – Airport Commission Regular Meeting
 - October 2, 2024 – ZBOA Regular Meeting
 - January 8, 2025 – Planning Board Regular Meeting
- 6. Review of Minutes**
 - January 21, 2025 – BOS Regular Meeting
 - January 28, 2025 – BOS Budget Committee Joint Meeting Notes
- 7. Consent Items**
 - Event Permits
 - White Nose Pete Fly Fishing Festival – Chamber
 - Winterpaloozah – Chamber and Rangeley Skating Club
- 8. Old Business**
 - Police Budget
 - Comp Plan Update
 - Economy
- 9. New Business**
 - Billing Formula for Plantations
 - RFP – Cleaning Services
 - Dove Cleaning - \$48,600
- 10. Correspondence**

11. Read Into Record

12. Town Manager Report

- Calendar
 - February 11, 2025, 5PM – Meet with Budget Committee & Department Heads
 - February 17, 2025 – Presidents Day – Reschedule BOS Regular Meeting to the 18th
- Other Business

13. Selectboard Communication

14. Executive Session – M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)

- M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(D) – Labor Negotiations
- MRSA Title 1, Chapter 13, Subchapter 1, §405(6)(A) – Personnel Matters, Town Manager Contract

15. Adjournment

Any public member desiring to address the Board shall be recognized by the Chair, shall state name and address for the record, and shall limit remarks to the questions under discussion. All remarks and questions addressed to the administration of Town shall be addressed to the Town Manager or the Board of Municipal Officers through the Chair and not to any municipal town employee. No person other than members of the Board and the person having the floor shall enter into any discussion either directly or through a member of the Board without the permission of the presiding officer.

Public members attending Board meetings also shall observe the same rules of propriety, decorum, and good conduct applicable to the members of the Board. Any person making personal impertinent and slanderous remarks, or who becomes boisterous while addressing the Board or those attending the Board meeting shall be removed from the room if so directed by the presiding officer.

Join Zoom Meeting
<https://zoom.us/j/91015267554>
Meeting ID: 910 1526 7554
Call In: 1-929-205-6099



TOWN MANAGER

TO: Board of Selectmen
FROM: Joe Roach
RE: February 3, 2025 Meeting Notes
DATE: January 30, 2025

#8. I have included a copy of a memo that I shared with the Board and Budget Committee on January 28th. A timeline is included if the Board decides to call a special town meeting.

A draft Economy section of the Comp Plan is included for review and feedback. This section may need a little more information added from the Committee, but no policy changes are expected.

#9. Billing formula sheets are included as discussed in the last Quarterly Meeting. The only anomaly I see is that in the FY 25 (9-19-23) sheet housing units were not included, which had little impact on the percentages. Otherwise, the formula appears to have been the same since the early 2000's.

We received one response to our RFP. Currently we have two days of cleaning coverage at the Town Office. The proposal includes four days of coverage, which is responsive to our request.

Town Manager Report:

- The portable generator has arrived at the Sewer Department. SCADA installation is in progress.
- Modern Pest has installed high-tech equipment at the transfer station to run in parallel with more traditional equipment handled by Elliot Pest Control.
- The Airport Commission has a draft set of bylaws that members will review individually prior to the next meeting on February 24th. I have requested an Exhibit A update proposal from Stantec. The FAA has asked for this update prior to continuing discussions regarding snowmobile use adjacent to Frenchie's Way. The Airport Commission has informally agreed that an update is in order.



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

AIRPORT COMMISSION

Jim Ferrara
Larry Koob
Harold Shaetzle
John Sannizzaro

Joe Roach, Airport Manager

August 26, 2024 4:30PM
MEETING MINUTES

1. CALL TO ORDER – RECORD ATTENDANCE

Chairman Koob called the meeting to order at 4:30. Present were members Ferrara, Koob, Shaetzle, and Sannizzaro.

2. DECLARE A QUORUM AND DISCLOSE CONFLICT OF INTEREST

Chairman Koob declared a quorum. No conflicts of interest were noted.

3. ADJUSTMENTS TO THE AGENDA

4. REVIEW OF MEETING MINUTES

A motion was made by Koob and seconded by Shaetzle to accept the Minutes of the July 29, 2024 Meeting with one correction of the final vote taken at that meeting.

VOTE: 4-0

5. PUBLIC TO SPEAK – NON-AGENDA ITEM

6. CORRESPONDENCE TO BE READ INTO RECORD

-Member Ferrara 8-12-24 email (attached)

-Scott Keith 8-15-24 email (attached)

7. REPORTS OF THE COMMISSION

8. REPORTS OF THE AIRPORT MANAGER

9. OLD BUSINESS

-Airport Commission Bylaws – The Commission will hold a Workshop on September 5, 2024 at 4:00PM.

-RNAV GPS D – Joe will email Stantec for update.

-Hangar Lease Rate Update

A motion was made by Schaetzle and seconded by Ferrara to send the Hangar Lease invoices at 5% for the current year and then again in 2026, and to remain on the even-numbered years.

VOTE: 2-0-2(Koob, Sannizzaro)

10. NEW BUSINESS

-Pilot's Guide – The Commission would like to discuss this and website materials when they are finished with the Bylaws update.

-Airport Manager Position – The Commission suggests an airport manager that is not tied to another municipal position. This will be discussed further during Bylaws review.

-Revenue Report – A yearend expense and revenue summary was provided and discussed.

11. ANNOUNCEMENTS

12. NEXT MEETING DATE

-September 5 at 4:00 PM – Bylaws Workshop

13. ADJOURNMENT

A motion was made by Schaetzle and seconded by Ferrara to adjourn at 5:50 PM.

VOTE: 4-0

These Minutes were accepted by the Airport Commission on January 27, 2025 EJR.



**TOWN OFFICE
15 School Street
Rangeley, Maine 04970**

AIRPORT COMMISSION

Jim Ferrara
Larry Koob
Harold Shaetzle
John Sannizzaro

Joe Roach, Airport Manager

**September 5, 2024 4:00PM
MEETING MINUTES**

1. CALL TO ORDER – RECORD ATTENDANCE

Chairman Koob called the meeting to order at 4:15. Present were members Ferrara, Koob, Shaetzle, and Sannizzaro.

2. DECLARE A QUORUM AND DISCLOSE CONFLICT OF INTEREST

Chairman Koob declared a quorum. No conflicts of interest were noted.

3. ADJUSTMENTS TO THE AGENDA

-RNAV GPS D Update – Erv (Stantec) was present via Zoom to discuss the proposed changes to the Runway 32 approach procedure. The Commission requested that Erv ask the FAA to publish the changes at the same time as the update to the nighttime approach that is related to the trees that were recently removed.

-Bylaws Workshop – the Commission began its review of the current bylaws section by section and made edits as it went along. The review stopped at the top of page 4.

4. REVIEW OF MEETING MINUTES

5. PUBLIC TO SPEAK – NON-AGENDA ITEM

6. CORRESPONDENCE TO BE READ INTO RECORD

7. REPORTS OF THE COMMISSION

8. REPORTS OF THE AIRPORT MANAGER

9. OLD BUSINESS

10. NEW BUSINESS

11. ANNOUNCEMENTS

12. NEXT MEETING DATE

-September 30 at 4:00 PM beginning at the Airport

13. ADJOURNMENT

The workshop ended at 5:38.

These Minutes were accepted by the Airport Commission on January 27, 2025. - EJR.



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

AIRPORT COMMISSION

Jim Ferrara
Larry Koob
Harold Shaetzle
John Sannizzaro

Joe Roach, Airport Manager

September 30, 2024 4:00PM
MEETING MINUTES

1. CALL TO ORDER – RECORD ATTENDANCE

Chairman Koob called the meeting to order at 4:00 outside the SRE Building at the Airport. Present were members Ferrara, Koob, Shaetzle, and Sannizzaro. Scott Keith was also present.

2. DECLARE A QUORUM AND DISCLOSE CONFLICT OF INTEREST

Chairman Koob declared a quorum. No conflicts of interest were noted.

3. ADJUSTMENTS TO THE AGENDA

4. REVIEW OF MEETING MINUTES

No minutes were reviewed.

5. PUBLIC TO SPEAK – NON-AGENDA ITEM

6. CORRESPONDENCE TO BE READ INTO RECORD

-None

7. REPORTS OF THE COMMISSION

8. REPORTS OF THE AIRPORT MANAGER

9. OLD BUSINESS

10. NEW BUSINESS

-The Commission performed a walk-around of the apron area. Discussion took place regarding the desire for additional hangars at the airport including the possibility of skipping a space next to the conventional hangars to leave open for a possible FBO in the future. The Commission is interested in the development of T-hangars to the west of the conventional hangars. The Commission asked the Manager to check with the Board of Selectmen to see if it favors private development of hangars, and to check with the Consultant on the placement.

Members Sannizzaro and Ferrara offered to work together on the draft bylaws and report back to the Commission when it meets next.

Mr. Sannizzaro made a motion and Mr. Shaetzle seconded to appoint Members Ferrara and Sannizzaro to a subcommittee for the purpose of revising the Commission Bylaws.

VOTE: 4-0

11. ANNOUNCEMENTS

12. NEXT MEETING DATE

-No Meeting Scheduled

13. ADJOURNMENT

A motion was made by Mr. Ferrara and seconded by Mr. Schaetzle to adjourn at 4:53 PM.

VOTE: 4-0

These Minutes were accepted by the Airport Commission on January 27, 2025. -EJR



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

ZONING BOARD OF APPEALS

Brian St. Louis
Dennis Marquis
Ryan Wilbur

Marti Belt Secretary

Meeting Minutes
October 2, 2024
5:00 PM

Board Members: Brian St. Louis, Dennis Marquis, Ryan Wilbur

Staff: Marti Belt, Breck Parker

Please see sign in sheet for public attendees

1. Call Meeting to Order – 5:00 PM
2. Adjustments to the Agenda - None
3. Review and Approve Meeting Minutes
 - September 23, 2024, Meeting
 - Ryan Wilbur motion to accept minutes as written.
 - Dennis Marquis second. **Vote 3-0**
4. Correspondence - None
5. New Business – None
6. Old Business
 - Administrative Appeal for Sign Permit Application: Noyes Real Estate Agency - 2198 Main Street, Map 004, Lot 015-A
 - Ryan Wilbur motion that the word 'Noyes' should be included in the total area of sign, because 'Noyes' is not deemed a brand name and is not exempt from the calculation.
 - Brian St. Louis second **Vote 2-1**
 - Brian St. Louis motion that the Board finds that the total sign area, as calculated, does exceed the maximum sign area of 32 square feet for Business and Commercial signs as set forth in Section 38.5.5.11.
 - Ryan Wilbur second. **Vote 2-1**
 - Brian St. Louis motion that based on the foregoing findings, the application for Noyes Real Estate's sign and its appeal should be denied. **Vote 2-1**
 - Ryan Wilbur second. **Vote 2-1**
 - Dennis Marquis motion to authorize Brian St. Louis to sign the findings of fact. **Vote 3-0**
 - Ryan Wilbur second.
7. Adjournment
 - Brian St. Louis motion to adjourn at 5:27 PM.
 - Ryan Wilbur second. **Vote 3-0**

Reoccurring ZOOM Information:

<https://zoom.us/j/98586998964>

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 985 8699 8964

****In accordance with the Town's Remote Participation Policy (found at townofrangeley.com), Zoom is only available to the public if one or more of the Board members will be participating remotely****



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

PLANNING BOARD

Leon Libby, Chairman
Noel Dolbier, Vice-Chairman
Leo Cerminara
Peter Krauss
Jonathan Lewis
Reid Wischnowsky (Alternate)
Breck Parker, CEO/Advisor
Marti Belt, Secretary

January 08, 2025
6:00 PM Public Hearing & Regular Meeting
Meeting Minutes

Board Members: Lee Libby, Leo Cerminara, Noel Dolbier, Peter Krauss, Jon Lewis, Reid Wischnowsky

Staff: Breck Parker

Please see sign in sheet for public attendees

6:00 PM Public Hearing: Conditional Use Permit 19 Orgonon Circle – Map 011 Lot 003

1. Open Public Hearing – 6:00 PM
2. Close Public Hearing – 6:34 PM

Regular Meeting:

1. Open the Meeting – 6:34 PM
2. Pledge of Allegiance
3. Declare a Quorum and Disclose Conflict of Interest – Lee Libby and Leo Cerminara to recuse themselves regarding item under New Business.
4. Adjustments to the Agenda – None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
 - December 11, 2024 – Regular Meeting
 - Jon Lewis motion to accept minutes as written
 - Noel Dolbier second. **Vote 5-0**
7. Correspondence - None
8. New Business
 - Petition for Planning Board Reconsideration – 2198 Main Street, Map 004, Lot 015A
 - No motion was made.
9. Continuing Business
 - Conditional Use Permit Application – 19 Orgonon Circle, Map 011, Lot 003
 - Lee Libby motion to table application until January 22, 2025
 - Jon Lewis second. **Vote 5-0**
10. Next Meeting – January 22, 2025, at 6:00 PM.
11. Adjourn Meeting
 - Lee Libby motion to adjourn at 6:54 PM
 - Leo Cerminara second. **Vote 5-0**

RANGELEY BOARD OF SELECTMEN
REGULAR MEETING
JANUARY 21, 2025, 5PM

In Attendance: James Jannace, Chairman / Ethan Shaffer, Vice-Chairman / Samantha White / Keith Savage (Zoom)

Absent: Jacob Beaulieu

Staff: Joe Roach, Town Manager / Traci Lavoie, Assistant Town Manager / Richard Caton, Police Chief

Wright-Pierce: Jaime Wallace and Kalle Maggio

See Sign-In for Public Attendance

1. OPEN MEETING – DECLARE A QUORUM – 5PM
 - Open Public Hearing – Scenic Byway Gateway Project
 - Close Public Hearing – 5:53PMPlease see video for full presentation and public input.
2. CONFLICT OF INTEREST DISCLOSURE – None
3. ADJUSTMENTS TO AGENDA
4. PUBLIC TO SPEAK ON A NON-AGENDA ITEM
Cyndy Egan – Quarterly Meeting Agenda was not posted on the website.
5. BOARDS AND COMMITTEES – Provided
 - November 21, 2204 – Park Commission, Regular Meeting
6. REVIEW AND APPROVE MEETING MINUTES
 - January 6, 2025 – BOS Regular Meeting
Selectman White motioned to approve with any additions or corrections.
Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)
 - January 14, 2025 – BOS Budget Committee Meeting Notes
Selectman White motioned to approve with any additions or corrections.
Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)
7. CONSENT ITEMS
 - Liquor License – Farmhouse Barn
Selectman White motioned to approve the liquor license application for the Farmhouse Barn.
Vice-Chairman Shaffer second VOTE: (4-0-1 (Beaulieu Absent)
 - Event Permits
Snodo Parade – RLSC

Selectman White motioned to approve the Snodeo Parade on Feb. 1, 2025 at 5PM, Main Street to the Town Park with fireworks to follow.

Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

Rave X – RLSC

Selectman White motioned to approve Rave X to be held at Oquossoc Marine, Feb. 1, 2025 at 1PM, pending certificate of liability.

Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

Pond Hockey Festival – Rangeley Skating Club

Selectman White motioned to approve the Pond Hockey Festival held on Feb. 8, 2025 at Haley Pond, pending certificate of liability.

Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

- Fire Department Snowmobile Donation Acceptance

Selectman White motioned to accept donation for up to \$6,500 for new 2024 Skandic Sport 600E and dispose of the 2002 Polaris for \$1,000.

Vice-Chairman Shaffer second NO VOTE

Selectman White amended her motion to include disposition of the 2002 Polaris for \$1,000.

Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

- Planning Fee Schedule

Selectman White motioned to approve the updated Planning Fee Schedule for 2025.

Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

8. OLD BUSINESS

- Police Budget

Discussion: Chairman Jannace assured the public that the Board is working on a plan to move forward and once that is decided, it will be addressed publicly.

- Comp Plan Update

Discussion: Selectman White had recommendations to recognize the local, year-round population vs. so much on the seasonal, part-time visitors. It's clear we are aging out, so we need to add 10 to 20 young families. STRs deserves a discussion also. Chairman Jannace noted the population boom in 2001 was driven by the events of September 11, 2001.

Please see video for full discussion.

9. NEW BUSINESS

- RFPs – Mowing & Cemetery

Vice-Chairman Shaffer motioned to award Bees Green Thumb cemetery, years one through three at \$28,000 and mowing, years one through two at \$13,500.

Selectman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

- MaineHealth EMS Contract Provided

Discussion: Selectman White inquired if this could be negotiated, noting the calculation being based on valuation doesn't seem fair vs. based on population.

- Code Enforcement Officer Wage Adjustment
Selectman White motioned to increase the Code Enforcement Officer's hourly rate to \$31 effective January 27, 2025.
Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

10. CORRESPONDENCE

- Elden Smith – Cemetery Bid - Provided

11. READ INTO RECORD – None

12. TOWN MANAGER REPORT

- Department Head Updates Provided
- Calendar
January 28, 2025, 5PM – Meet with Budget Committee & Department Heads
February 11, 2025, 5PM – Meet with Budget Committee & Department Heads
- Other Business Provided
Grant Sheet
Financial Reports

13. SELECTBOARD COMMUNICATION – None

14. EXECUTIVE SESSION – M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)

- M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(D) – Labor Negotiations
Selectman White motioned the Board into Executive Session pursuant to M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(D) – Labor Negotiations at 6:31PM.
Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

Chairman Jannace brought the Board out at 6:58PM with no action taken.

15. ADJOURNMENT

- Selectman White motioned to adjourn at 6:58PM.
Vice-Chairman Shaffer second VOTE: 4-0-1 (Beaulieu Absent)

***These minutes are not typed verbatim. Please see Townofrangeley.com for video**TJL*

TOWN OF RANGELEY BOARD OF SELECTMEN

James Jannace, Chairman
Ethan Shaffer, Vice-Chairman
Samantha White
Jacob Beaulieu
Keith Savage



Budget Committee Members:

Mark Beauregard	Cynthia Egan
James Higgins	Catherine Johnson
Shelly Lowell	Colin Madrid
	Ethna Thompson

BOS / BUDGET COMMITTEE JOINT MEETING JANUARY 28, 2025, 5:00 PM

In Attendance BOS: James Jannace / Ethan Shaffer / Samantha White / Jacob Beaulieu / Keith Savage (Zoom)

In Attendance BC: Cynthia Egan / Shelly Lowell / Catherine Johnson (Zoom) Ethna Thompson (Zoom) / Mark Beauregard

Absent: Jim Higgins / Colin Madrid

Staff: Joe Roach, Town Manager / Traci Lavoie, ATM / Patrick O'Neil, Parks / Richard Brown, Transfer Station

See Sign-In for Public Attendees

1. **BOS Chairman Call Meeting To Order & Declare a Quorum – 5:05PM**
2. **Conflict of Interest Disclosure**
3. **Adjustments To The Agenda – None**
4. **Correspondence**
 - Travis Ferland – Police Department Support
 - Two Pieces Handed Out During the Meeting
 - Brad Stokes – Fire Department Support
 - Town Manager Memorandum – Police Department Budget FY25
5. **New Business – Following Budgets were presented:**
 - Public Works
 - Highway
 - Sewer
 - Solid Waste – Transfer Station
 - Airport
 - Parks & Recreation
 - Cemeteries
 - Rangeley Comfort Station
 - Oquossoc Comfort Station
 - Culture
 - General Assistance
 - County Tax
 - Education
 - Municipal Donations

6. Other Business

- Follow-up Questions for Staff Due Feb. 4, 2025
- Town Manager Follow-Up From Last Meeting
 - Town vehicle insurance follows the vehicle regarding take-home cruisers.
 - As long as the police car, marked or unmarked, is not used for personal use and we have a vehicle use policy or SOP, the use of the vehicle is not added to employee wages.

7. Calendar

- February 11, 2025, 5PM – Joint BOS / Budget Committee

8. Adjournment

- Selectman White motioned to adjourn at 6:38PM.
- Vice-Chairman Shaffer second VOTE: 5-0

***These notes are not typed verbatim. Please see townofrangeley.com for video** TJL*

TOWN OF RANGELEY, MAINE

15 SCHOOL STREET
RANGELEY, ME 04970
Telephone (207) 864-3326
Fax (207) 864-3578

Organization Status

- ☒ NON-PROFIT
☐ PROFIT

EVENT PERMIT APPLICATION

Permit Application must be completed & returned to the Town Clerk no later than 30
type or print legibly.

- ☐ PARADE ☒ FESTIVAL
☐ RUN/WALK ☐ CONCERT
☐ OTHER _____

PENDING
CERTIFICATE
OF LIABILITY

Organization/Applicant requesting use: Rangeley Lakes Region Chamber of Commerce

Event Location: The Rangeley Inn & Depot St. Lot

Name of Event: White Nose Pete Fly Fishing Festival

On Site Contact Person: Ally Haiser

Address: 6 Park Rd. Rangeley, ME 04970 (P.O. Box 317)

E-mail Address: execdirector@rangeleymaine.com

Primary Phone: (207) 864-5571 Secondary (207) 670-4545 Fax: _____

Date of Event: June 7, 2025 Rain Date: N/A

Event Times: Start Time: 9:00am End Time: 3:00pm Expected Attendance: 300

Please provide a detailed description what your event entails: As part of the White Nose Pete Fly Fishing Festival we would like to have tents with vendors, non-profits, exhibitors, etc. set up in the depot street lot.

Please list the public facilities, parks, streets or public property you are requesting use of for this event: Depot Street Parking Lot, just the

section closest to Main St.

Liability Insurance:

Coverage amount: Bodily Injury \$ _____ Property Damage \$ _____

☐ Attach a current copy of the certificate naming the Town as "Additional Insured"

Are you requesting no parking prior to and/or during your event?

☐ Yes ☒ No

If **yes**, please list requested street(s)/time(s) _____

Describe size and location of designated parking areas (attach landowner permissions): _____

Are you requesting any street closure?

☐ Yes

☒ No

If **yes**, please list street(s) and requested closure times. _____

Are you requesting closure/partial closure of any sidewalks?

☐ Yes

☒ No

If **yes**, please list the reason, location and time frame for closure. _____

Health and Sanitation:

Description of drinking water to be provided: _____

Describe process to collect all waste and garbage generated by event: _____

Will there be use of amplified sound?

☒ Yes

☐ No

If **yes**, please list the decibel level (if known) and duration. Occasional

microphone announcement

Alcohol: Will alcohol be sold, served or present? ☐ Yes ☒ No

☐ If necessary, provide copy of Liquor License

☐ If yes, attach plan to comply with all State liquor laws (addressing site access, security, etc)

Sales: Will organization/applicant or your vendors be selling merchandise?

☐ Yes ☒ No

If **yes**, organization/applicant must be able to show proof of compliance with Chapter 14 of the Town of Rangeley Code. (Attach copy of Vendors License)

Services Requested: Please list below your plans/requests/needs for assistance with crowd control, traffic control and any on or off site emergency personnel/equipment. *

☐ Police Department _____

☐ Fire Department _____

☐ Ambulance (Must be requested directly through Franklin Memorial Hospital Ambulance Director at 864-0938) _____

Parks and Recreation _____

☐ Highway Department _____

☒ Solid Waste We would love a trash can or two @ depot street lot

☐ Sewer Department _____

The undersigned acknowledges that the requested area must be cleaned and restored to its original appearance and the same condition.

Signature: Adam Krueger Date: 1/20/2025

For administrative use only:

Applicable fees and/or Deposits: \$ _____ (Check/Cash)

Paid on: _____

Department	Signature	Date	Approve	Deny	N/A	*Dept Comments
Police	<u>[Signature]</u>	<u>1/30/25</u>	<u>✓</u>			
Fire	<u>[Signature]</u>	<u>1/29/25</u>	<u>✓</u>			
Parks	<u>Patricia Orrin</u>	<u>1/29/25</u>	<u>✓</u>			
Highway						
Solid Waste						
Sewer						

*Signature confirms all necessary Municipal Services will be provided

Town Manager*: David Martin

APPROVAL/DISAPPROVAL

Per Rangeley Town Code Chapter 21 Section 21.3.2 the Board of Selectmen may impose additional conditions upon the event, including but not limited to:

- A. Requiring a bond or escrow fund to insure prompt clean up of the area.
- B. Requiring the employment of private security personnel or police officers.
- C. Prescribing other precautions appropriate to the size, location, and purpose of the event, such as restrictions on the hours of operation, limitation on signage, requirements for fencing or other steps deemed necessary to protect the public health, safety, and welfare.

☐ APPROVED:

1. ADDITIONAL CONDITIONS IF APPLICABLE: _____

☐ DISAPPROVED:

1. REASON: _____

2. CORRECTIVE ACTION REQUIRED: _____

☐ DEPOSIT / USER FEE REQUIRED

☐ AMOUNT: \$ _____

☐ ADDITIONAL INFORMATION REQUIRED: _____

VENDOR'S LICENSE APPLICATION
TO COME ONCE THEY'VE
SECURED PARTICIPANTS.

Thanks!
Marian

Park Commission Chairperson: _____

Notes:

TOWN OF RANGELEY, MAINE**15 SCHOOL STREET
RANGELEY, ME 04970**

Telephone (207) 864-3326

Fax (207) 864-3578

Organization Status

- ☒ NON-PROFIT
☐ PROFIT

EVENT PERMIT APPLICATION

Permit Application must be completed & returned to the Town Clerk no later than 30 days before event. Please
type or print legibly.

- ☐ PARADE ☒ FESTIVAL
☐ RUN/WALK ☐ CONCERT
☐ OTHER _____

Organization/Applicant requesting use: Rangeley Skating Club/Rangeley Lakes Region
Chamber of Commerce

Event Location: Town Park & Haley Pond

Name of Event: Winter palooza

On Site Contact Person: Ally Kruse

Address: 6 Park Rd Rd. Rangeley, ME 04970 (PO Box)
317

E-mail Address: execdirector@rangeleymaine.com

Primary Phone: (207) 864-5571 Secondary: (207) 670-4545 Fax: _____

Date of Event: February 17th 2025 Rain Date: N/A

Event Times: Start Time: 11:00 am End Time: 2:00 pm Expected Attendance: 300

Please provide a detailed description what your event entails: At the town park

we will have dog key pull, firewood toss, saucer bowling,
dog sled rides, hot chocolate and cookies in front
of the chamber. At Haley Pond park curling, ice skating,
and a cardboard sled race by the Rangeley Inn.

Please list the public facilities, parks, streets or public property you are requesting use of for
this event: Town Park, Park Road, and Haley Pond Park

Liability Insurance:

Coverage amount: Bodily Injury \$ _____ Property Damage \$ _____

☐ Attach a current copy of the certificate naming the Town as "Additional Insured"

Are you requesting no parking prior to and/or during your event? ☒ Yes ☐ No

If yes, please list requested street(s)/time(s) Town Park & Pond street
on the pond side 8am to 2pm

Describe size and location of designated parking areas (attach landowner permissions): public
parking areas only

Are you requesting any street closure? ☒ Yes ☐ No

If yes, please list street(s) and requested closure times. Park Road 10am - 2pm

Are you requesting closure/partial closure of any sidewalks? ☐ Yes ☒ No

If yes, please list the reason, location and time frame for closure. _____

Health and Sanitation:

Description of drinking water to be provided: _____

Describe process to collect all waste and garbage generated by event: trash cans -
requested to be supplied by Parks & Recreation

Will there be use of amplified sound? ☒ Yes ☐ No

If yes, please list the decibel level (if known) and duration. Music and occasional
announcements in Town Park 10:30am - 2:30pm

Alcohol: Will alcohol be sold, served or present? ☐ Yes ☒ No

☐ If necessary, provide copy of Liquor License

☐ If yes, attach plan to comply with all State liquor laws (addressing site access, security, etc)

Sales: Will organization/applicant or your vendors be selling merchandise? ☐ Yes ☒ No

If **yes**, organization/applicant must be able to show proof of compliance with Chapter 14 of the Town of Rangeley Code. (Attach copy of Vendors License)

Services Requested: Please list below your plans/requests/needs for assistance with crowd control, traffic control and any on or off site emergency personnel/equipment. *

☒ Police Department No parking in Town Park lot and close road to traffic plus help pedestrians with children cross the road.

☐ Fire Department _____

☐ Ambulance (Must be requested directly through Franklin Memorial Hospital Ambulance Director at 864-0938) _____

☒ Parks and Recreation 3 picnic tables at the Town Park and trash cans @ both parks

☐ Highway Department _____

☐ Solid Waste _____

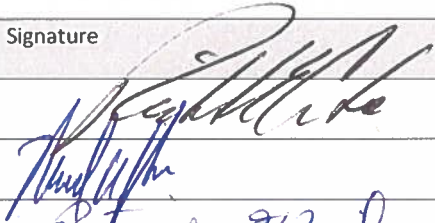
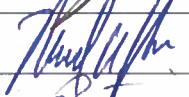
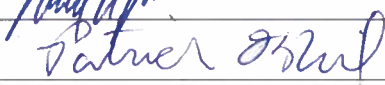
☐ Sewer Department _____

The undersigned acknowledges that the requested area must be cleaned and restored to its original appearance and the same condition.

Signature: Alar Kaiser Date: 1/20/2025

For administrative use only:

Applicable fees and/or Deposits: \$ _____ (Check/Cash) Paid on: _____

Department	Signature	Date	Approve	Deny	N/A	*Dept Comments
Police		1/30/25	✓			
Fire		1/29/25				
Parks		1/29/25				
Highway						
Solid Waste						
Sewer						

*Signature confirms all necessary Municipal Services will be provided

Town Manager*: Tracy Brown

APPROVAL/DISAPPROVAL

Per Rangeley Town Code Chapter 21 Section 21.3.2 the Board of Selectmen may impose additional conditions upon the event, including but not limited to:

- A. Requiring a bond or escrow fund to insure prompt clean up of the area.
- B. Requiring the employment of private security personnel or police officers.
- C. Prescribing other precautions appropriate to the size, location, and purpose of the event, such as restrictions on the hours of operation, limitation on signage, requirements for fencing or other steps deemed necessary to protect the public health, safety, and welfare.

☐ APPROVED:

1. ADDITIONAL CONDITIONS IF APPLICABLE: _____

☐ DISAPPROVED:

1. REASON: _____

2. CORRECTIVE ACTION REQUIRED: _____

☐ DEPOSIT / USER FEE REQUIRED

☐ AMOUNT: \$ _____

☐ ADDITIONAL INFORMATION: _____

APPLICATION REC'D AFTER
THE LAST PARKS COMMISSION
MEETING AND EVENT IS
PRIOR TO THEIR NEXT. THEY
WERE MADE AWARE WITH
NO ISSUES NOTED.

Thanks!
Jrue

Park Commission Chairperson: _____ Date: _____

Notes:



RANGLAK-08

BSTOKES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Morton and Furbish Insurance Agency PO Box 130 Rangeley, ME 04970	CONTACT NAME: PHONE (A/C, No, Ext): (207) 864-3334 E-MAIL ADDRESS: info@mfinsurance.net FAX (A/C, No): (207) 864-2008
INSURER(S) AFFORDING COVERAGE	
INSURER A: Acadia Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER: ☐ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	ADV5047017-22	6/16/2024	6/16/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ DED RETENTION \$ PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$					
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Town Of Rangeley
15 School Street
Rangeley, ME 04970

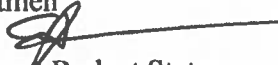
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE





TOWN MANAGER

TO: Board of Selectmen
FROM: Joe Roach 
RE: Police Department Budget Status
DATE: January 27, 2025
cc: Budget Committee, Rangeley Residents, Press

Recruiting and retaining police officers is an incredibly difficult task in Maine. Many towns and law enforcement agencies are struggling to attract officers to fill vacancies. When we had the chance to hire three experienced Academy certified officers last fall, we did not let the opportunity pass us by. Waiting until a later date would have left gaps in coverage and likely would have left us in an unfavorable hiring position for the long term.

Our officers are working a rotating schedule of 24 hours on/48 hours off. Each week one officer works three shifts or 72 hours total. Since the inception of the 24/7 coverage model last fall, officers have been paid overtime for all hours worked beyond forty hours per week. This was necessary so that the Town would be compliant with our Collective Bargaining Agreement (CBA) and the Fair Labor Standards Act. The Town is currently in discussions with the union regarding certain overtime and on-call provisions that should benefit officers and result in some financial relief for the Town. This discussion is ongoing and confidential in nature, however, when an agreement is reached we will release the details.

Although we have spent only 55% of the overall Police Department budget to date, we are on track to exceed the current budget by approximately \$95,000. Roughly \$54,000 of this is a result of approved pay and benefit increases included in the June 2024 CBA that was ratified after the budget was adopted. The bulk of the remaining projected overdraft is related to overtime pay as referenced above.

If the Police Department budget is spent in excess of the amount that was approved at the last annual Town Meeting, action from Town Meeting will be required to close the overdraft from the unassigned fund balance. There are two viable options for the Board to consider as we move forward (both of which require management to keep expenses to the lowest amount possible within the prescribed service level):

1. Continue to update the public on the status of the budget and utilize the recurring Town Meeting Warrant Article in June to ask Town Meeting to close the overdraft from fund balance.

2. Continue to update the public on the status of the budget and schedule a special town meeting in 60 days to request that Town Meeting close any overdrafts in the FY 24/25 Police Department budget from fund balance.

Town Meetings have historically passed the recurring article that asks retrospectively if all fiscal year overdrafts shall be closed from fund balance. However, since this projected overdraft is more significant than we typically see in year end balances, **I recommend that the Board call a special town meeting sixty days from its next regular meeting to request that any Police Department overdraft be closed from fund balance.** (Sixty days is the preparation period for a referendum vote).

By using this method, the Board can be sure that the legislative body is aware of and has the opportunity to act upon the projected increased costs associated with the service. At the February 11th budget meeting, we will provide an estimate of how much fund balance is projected to be used for the year based on year-to-date activity.

I assure the Board, the Budget Committee, and the public that the projected overdraft is not a result of whimsical spending - it is, instead, a reflection of a serious approach to staffing our Police Department with experienced personnel in a remarkably tough hiring market. I am happy to discuss this with anyone who may have questions or concerns. Please feel free to call my office at 864-2257.

Office of:

Selectmen
Town Manager
Assistant Town Manager
Town Clerk / Treasurer / Tax
Collector

Telephone 207-864-3183
Fax: 207-864-3578



Office of:

Code Enforcement Officer
Parks & Recreation
Assessor
Public Works

**TOWN OFFICE
15 School Street
Rangeley, Maine 04970**

FROM THE OFFICE OF THE ASSISTANT TOWN MANAGER

TRACI J. LAVOIE

Special Town Meeting Timeline

Feb 3, 20205 – Call Meeting

Hold First Public Hearing

Mar 10, 2025 – Absentee Available

Mar 20, 2025 – Post Warrant and Public Hearing

Mar 27, 2025 – Last Possible Date for Final Public Hearing

Apr 8, 2025 – Special Town Meeting

ECONOMY

Regional Economy

In previous Comprehensive Plans, the Regional Economy was identified by the Farmington Labor Market Area (LMA). While this information is interesting, it fails to address the remote nature of our region in terms of transportation and ready access to labor as well as goods and services. Significant public input emphasized the desire to examine our regional economy on a closer regional level, due to considerable growth in new residential construction. Therefore, this Plan is focused on the Rangeley Region and the Western Mountain Region.

Rangeley and the surrounding Plantations share a unique economy due to the remote, mountainous nature of the region's location. This is a boon to protecting our natural resources and a challenge to our regional economy – both due to the impact of isolation. The region's impressive natural features - lakes, ponds, rivers and mountains - attract seasonal residents, visitors and outdoor enthusiasts throughout the year. The northern portion of Franklin County is primarily dependent upon tourism, recreation, building services and forestry for employment.

Since 2020, the region's economy has seen significant change. First, the reopening of Saddleback Mountain in Sandy River Plantation's brought more winter visitors and has plans to expand to a 10-month resort. Second, the region saw an increase in year-round residents trying to avoid urban COVID-19 restrictions. And third, was the installation of high-speed Internet in much of the region, allowing residents and visitors the opportunity to work remotely. All of these impacts provided new opportunities to visit the region and made it easier for visitors to prolong their stays.

The combined impact of these changes has impacted the economy positively. Most notably, according to data from Maine Revenue Services, taxable sales income in 2019 and 2023 for the building industry has more than doubled, and the restaurant and lodging industry had a 78% increase. And, in those same two years, the average weekly wage in the region has gone up 42% (note: during this time, the state minimum wage increased by 25% increase).

Local Economy

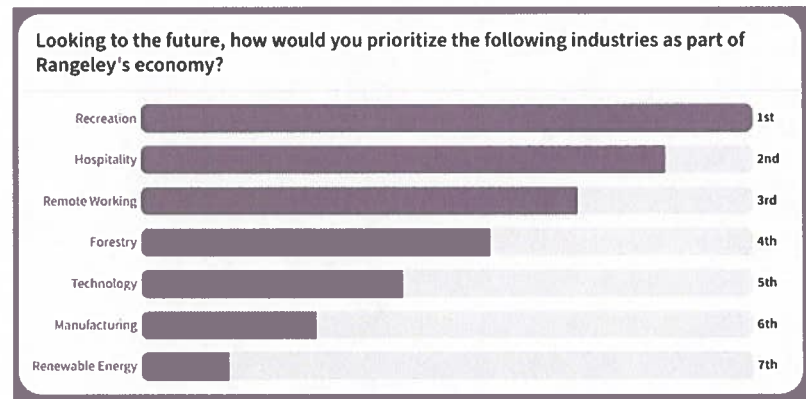
In the settlement days of Rangeley, farming and lumbering were the mainstays of income for local residents and the local economy. A grist mill and a lumber mill were built to serve the community. Around 1840, the large size of the local brook trout was noted and was the start of a visitor/outdoor recreation industry. Today, local jobs and businesses are predominantly dependent on the recreation/visitor industry, the building industry and forestry and to a lesser, but important extent, agriculture. While no actual data exists, it is believed that remote working since the installation of high-speed internet is a new economic driver with salaries earned in other places being spent in Rangeley businesses.

Rangeley is a Specialized Service Center in Maine and serves as the economic, educational, recreational, and cultural center for the Region. As well as providing convenience goods and

services to meet the day-to-day needs of the year-round residents and visitors to the region. According to Federal NAICS data and a localized count, in 2024 Rangeley had 120 businesses in town, many of which offer multiple services.

Rangeley Village, and to a lesser extent, Oquossoc Village are the retail and service centers of the Region. Both villages have been the center of community discussion for revitalization. The 2019 Downtown Revitalization Plan offers recommendations for both Villages. Implementation of the Plan is ongoing. A meeting was held on June 25, 2024, in Oquossoc Village. The results of that meeting are included in **Appendix B – Public Input**. That report can provide guidance when determining the most effective infrastructure to invest in.

Since 2019, Many of Rangeley business and shop owners have improved their facades and buildings and new businesses have opened. That trend is expected to continue.



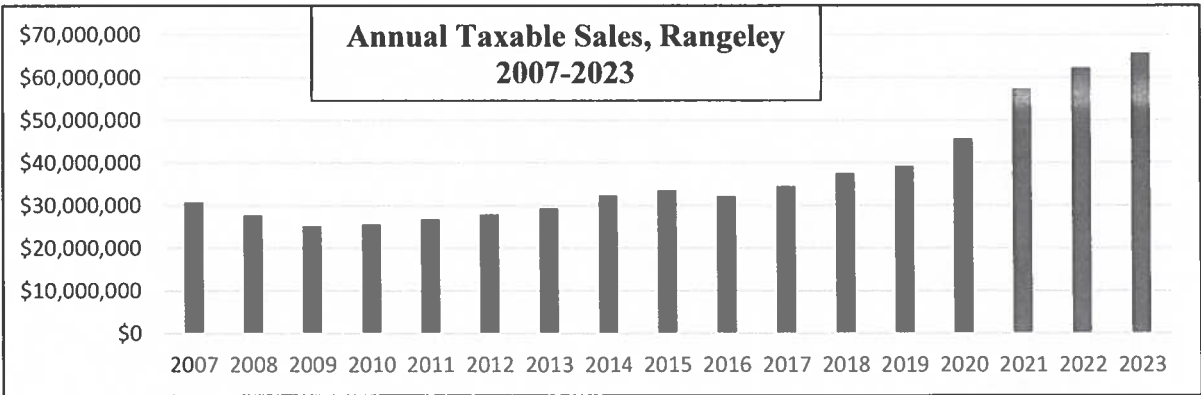
At a town wide meeting in January 2024, those present expect the economy to grow as shown in this chart. For more details, see the full report in **Appendix B**.

Source: Rangeley Visioning meeting 1-30-2024, using Poll Everywhere software

At a follow-up meeting in Oquossoc in June, those attending

agreed unanimously that tourism and housing continue to be very important to the town. For more details, see the report in **Appendix B**.

The chart below shows total annual consumer sales tax revenue generated in Rangeley Consumer sales include building supplies, food stores, general merchandise, other retail, auto, restaurant, and lodging. The totals show steady increases, even during the COVID years. In December 2020, Saddleback Mountain re-opened, most likely a big part of the increase between 2020 and 2021.



Source: MDAFS Maine Revenue Service

According to Maine Revenue Services, restaurants and lodging consistently account for the largest portion of total consumer sales, with a 176.6% increase over 2010. Overall taxable

sales in 2023 was 177.1% more than it was in 2010, a significant increase.

Over the 10-year planning period Rangeley's economy is expected to continue to be based on visitation and second home associated activities. To maintain and further expand this economic base there needs to be an identification of community priorities and the maintenance of those things that attract second homeowners and visitors. Localized services will be increasingly important to Rangeley as the year-round population expands and the community, many of which are retired, desire the convenience of close access to health care, pharmacy, recreation and varied retail options. Local services may include businesses such as a car wash, pharmacy, redemption center, food store, and construction materials including a local cement plant.

As needs and wants for goods and services change over time, having zoning land use definitions that are broad provided certain standards are met can allow the town to stay nimble and meet evolving trends. Additionally, as development and redevelopment occurs, regulations ensure appropriateness with regard to architectural, environmental, utilities, site design and so is a way to grow and expand while protecting and honoring what is important to the community.

Labor Force

According to the US Census, in 2021, it was estimated that 631 workers were employed in Rangeley. Of that total, 224 lived and worked in Rangeley, the remaining 407 workers lived

Average Annual Labor Force Town of Rangeley 1994 -2021		
	Labor Force	Unemployment Rate
1994	556	10.8%
2007	524	7.4%
2010	580	12.3%
2021	631	3.2%
Source: Maine Department of Labor		

outside of Rangeley. Another 198 Rangeley residents work as far as Portland and Bangor. Close to 30% of the Rangeley workforce live more than 50 miles away. As a comparison, in 2010, approximately 50 % of the Rangeley's labor force traveled less than 10 minutes to work.

Rangeley's unemployment rate has been decreasing over the years as shown in the chart below. Businesses and organizations consistently report the need for more workers. That trend is expected to continue as Saddleback works to become more of a 4-season resort.

Rangeley's economy reacted to post-COVID and the re-opening of Saddleback positively. According to the Maine Center for Workforce Research, total wages paid by Rangeley area businesses shows an 88% increase in wages paid 2019(\$17,547,426) over 2023(\$32,945,113), with the biggest gain in the construction industry. In the same period of 2019-2023, the state minimum wage increase from \$11 dollars/hr to \$13.80 dollars/hr. These numbers do not reflect wages paid to Rangeley workers that work outside of Rangeley and remote workers. For more information visit the Maine Center for Workforce Research at <https://www.maine.gov/labor/cwri/data.html>.

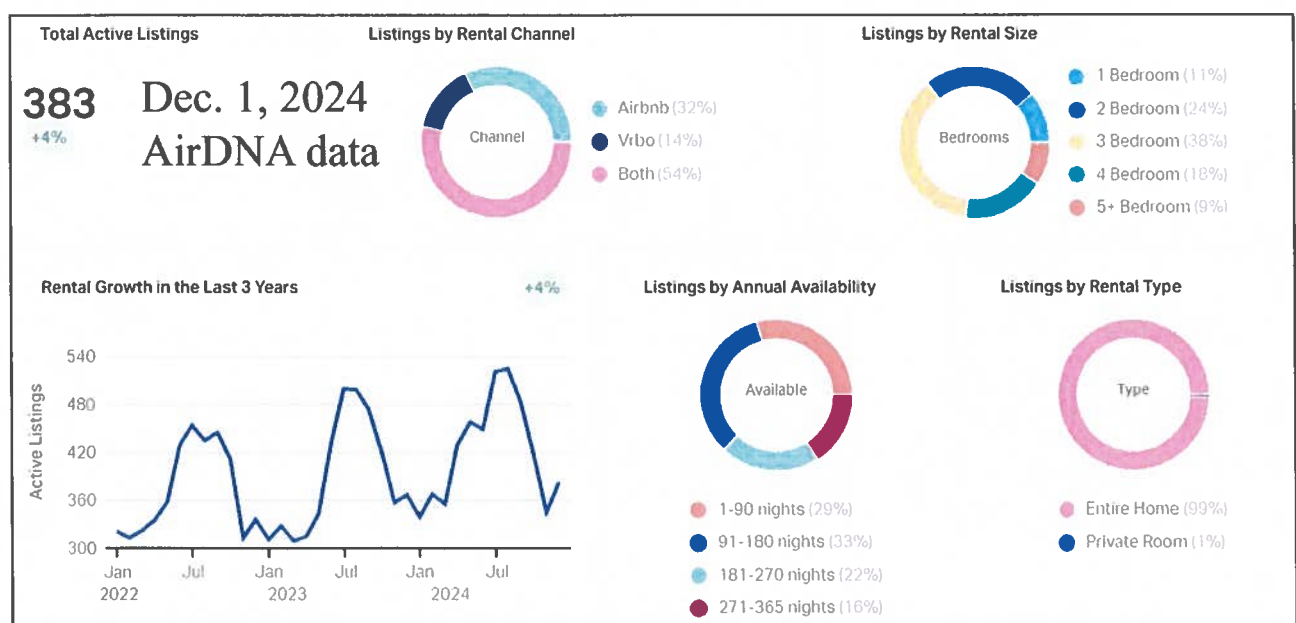
In 2021, according to the US Census, sixty-two percent of workers in Rangeley are within 10 miles of their job. And thirty percent are more than 50 miles away from their job with some driving as far as Portland and South Portland and Bangor. The remainder fall in between 10 miles and 50 miles.

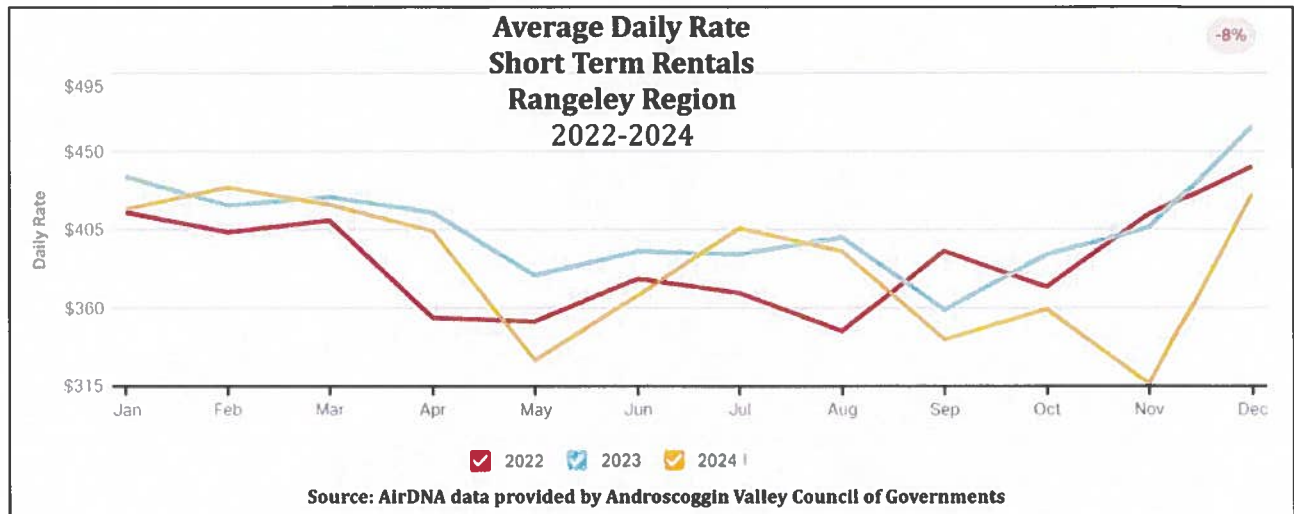
Rangeley does have a significant number of retired people. Many don't want to work full-time but might be willing to work on an as-needed basis. For example, if an employee gets sick, or if a higher than usual number of visitors are in town, or if a business is busier during certain times. It was suggested that a pool of able-bodied but not working individuals could fill in gaps of worker shortages. One example is that the town and/or the Chamber could work to put businesses with workers. The businesses would train the workers and agree on a rate of pay. Then when they need someone to fill in on a temporary basis, they have staff.

Visitor Lodging

Rangeley has a variety of lodging options available, including motels, hotels, Bed and Breakfast Inns, lodging houses, lakeside cabin rentals, and time share units. These units are required to be licensed by the Maine Dept of Health and Human Services (DHHS), Division of Environmental and Community Health (DECH) pursuant to 22 MRSA§2501. Within the Town of Rangeley, DECH reported there are 2 campgrounds, with a total of 37 sites, Rangeley lake State Park (partly in Rangeley, partly in Rangeley Plantation) has 50 single sites and 2 group sites, there are two Bed and Breakfast Establishments with a total of 9 rooms, and there are seven lodging establishments with single rooms for a total of 194 rooms, four of these businesses also serve food, one time-share development of 43 log cabins, and one facility with 14 log cabins available for rent.

Short-term rentals (STR) in the region have been providing a different option for visitor housing. Whether STRs such as Airbnb and VRBO will continue to grow is unknown. AVCOG uses AirDNA software to track STR active listing, their locations, average rental and so on.





Source: AirDNA data 2022-2024, provided by Androscoggin Valley Council of Governments

While the Land Use Planning Commission (LUPC) doesn't have authority in Rangeley, the surrounding Plantations are regulated by the LUPC. On December 11, 2024, the LUPC Commissioners decided to draft rules that would require a one-time only no-fee notice for short term rentals operating within the Commission's area. An automated online system is expected. Contact information will be required. Those rules are expected to be ready in early 2025.

Morton and Furbish also manages rental units for owners when they are not using the unit. While the number of units fluctuates, they usually have approximately 250 units available for rent within the Rangeley region.

Below is a summary of the various types of lodging that is available in Rangeley. This doesn't include units that are offered for rent by the owner and it doesn't represent seasonal and yearly fluctuation of short-term rental. It is intended to provide a baseline for the approximate number and types of lodging that is available.

Type of lodging	# of units
Campgrounds	89 site
Bed & Breakfast Inns	9 rooms
Time-share log cabins	43
Rental log cabins	14
Single rooms	194
Short-term rentals	383
Locally managed rentals	250

Employee Housing

Business owners consistently report the need for more housing to attract new employees. Housing needs include seasonal, long-term, and permanent housing, rental units and homeownership. all at prices that the employees can afford. Some employers have started providing their own housing by purchasing properties and building new units to meet their demand; however, not all

employers are able to do that.

Available and affordable childcare is another obstacle to getting more workers into the workforce. A new childcare facility with the capacity to care for approximately 70 children is under construction. The facility will offer subsidies for care for income qualified families and will also provide for an extra stipend for childcare workers. The facility will also provide weekend and evening care to meet the needs of a visitor-oriented community.

Zoning regulations are important and they are intended to protect the community; however, sometimes their good intentions are barriers to desirable development. And each business has its needs, some of which may be more non-traditional such as dorm type housing, lodging homes with shared kitchen and bathroom facilities, or lower cost yurts provided adequate sanitary facilities are provided. The town has some options to make that more possible by removing, reducing, or changing some zoning regulations. One example, currently if a business owner wants to build housing units on their property, they have to have the land area to meet both the housing and the residential uses. Yet building housing close to jobs, on land that may already be developed can be an efficient solution for business owners.

Forestry

Large tracts of active forest land are part of Rangeley's heritage and economy. Of the approximately 25,000 acres of land in Rangeley, it is estimated that 20,000 acres are forested. The region is a mix of soft wood types with smaller amounts of hard wood. Seven Islands, the fourth largest landowner in the State, with over 180,000 acres has their headquarters in Rangeley. According to a 2023 Trends and Transitions in Forestry and Lumber-Related Markets report, prepared by Camoin Associates, Maine has the highest employment concentration of timber related jobs (6.1 compared to Oregon at 5.8) in the country. Concentration compares the employment in an industry within a state to the overall employment of the industry nationally. Values greater than 1.0 indicate that the industry is more concentrated in the state than on the national level.

Traditionally, logs were harvested in Rangeley and transported to other locations to be turned into a higher value product. For example, pulpwood tends to go to the Sappi mill in Skowhegan for paper and packaging material, soft wood logs tend to go to the lumber mill in Stratton, and hardwood tend to go to Rumford for milling into flooring and furniture. While logging for paper mills has dropped, the demand for lumber and construction wood products such as wood paneling has increased

The 2023 Camoin report referenced above also points to a variety of new wood products that provide exceptional strength and stability and are a low-carbon alternative to concrete and steel. A wide range of often less marketable or lower value species can be sold to high-value applications at very attractive prices that represent a significant value uplift for local timber suppliers. Adding value to logs harvested in the region to such types of products could provide new economic opportunities to the region.

Actively managed forest land also provide a variety of other secondary uses. The natural beauty of large-scale forest is an integral part of Rangeley's visual character. The forests are essential habitat for game and non-game wildlife, and they protect the purity and cold temperature of surface waters. With permission, they provide outdoor recreation such as fishing, hunting, snowmobiling and ATV use. Foraging for wild edibles and medicinal plants and for certain types of agriculture such as chaga (acknowledged and studied by the Maine Forest Service and the US Dept. of Agriculture Forest

Service).

The forestry industry is experiencing a variety of threats. Frequent extreme storm events have damaged logging roads that require emergency upgrades and repairs to roads and culverts. Native and non-native pests, spruce bud worm, invasive species are continuing to alter the forest. Fluctuating markets especially for lower value products like pulpwood and biomass. The workforce of loggers and truckers is ageing. However, one of the biggest threats is the conversion of use from forestry to residential uses.

Trained forest workers are in short supply. In response, the Mechanized Logging Operations & Forest Trucking Program (MLOFT) was created by three Maine Community Colleges in partnership with the Professional Logging Contractors of Maine and is funded with a grant by the US Department of Labor, Employment and Training Administration. This hands-on, twenty-week program gives the skills needed to operate modern forestry equipment and to better understand the dynamic nature of the forest.

The chart below shows an increase in harvested acres in the years 2015-2020. The change in land use is another category to watch. If the amount of land converted from active forestry to other use starts growing at a rapid rate, the town may want to consider taking some action to slow the rate and/or to provide incentives to maintain the land as a forest. Some ideas to consider may be increasing the minimum lot size in the Woodland District, providing incentives for clustered residential developments with smaller lot sizes and road frontages and maintaining the remainder of the land as a woodlot. Purchasing certain woodlots. Creating a transfer of development rights program that would remove the development rights from woodlots and allowing those development rights to be purchased for higher density in the Village zone.

Year	Selection harvest, acres	Shelterwood harvest, acres	Change of land use, acres	Clearcut harvest, acres	Total Harvest, acres	# of Reports
1990 - 1994	940	70	31	183	1,224	33
1995 - 1999	1,895	1,020	584	202	3,701	28
2000 - 2004	990	129	2		1,121	17
2005 - 2009	814	144	-	6	964	29
2010 - 2014	696	1,246	25	19	1,986	44
2015 - 2020	800	2,120	42	37	2,999	34
Total	6,135	4,729	684	447	11,995	185
Average	1,023	788	114	89	1,999	31
Data compiled from Confidential Year End Landowner Reports to Maine Forest Service. Department of Agriculture, Conservation and Forestry - Maine Forest Service						

Shelterwood harvesting is a forest management technique that involves removing trees in a series of partial cuts to create even-aged forests. This method is designed to maintain forest diversity and species, and to provide even-aged timber. Selection harvesting, also called "selection cutting," is where only specific trees within a forest are chosen for harvesting based on factors like size, species, and health, leaving the majority of the stand intact. This maintains a diverse, uneven-aged forest structure, mimicking natural disturbances like individual tree deaths, it is considered a more sustainable method compared to clearcutting where all trees are removed from an area. Clear cutting harvesting" is a forestry practice where nearly all trees in a designated area are cut down at the same

time, essentially removing most of the standing vegetation from a plot of land, often done to facilitate reforestation with new, even-aged trees. *This info comes from AI, the local forester has reviewed it and wants to make changes, the revised language will be more accurate.*

One way for Rangeley to support the forest industry and to expand economic opportunities in the region is to consider flexible zoning that allows value to be added to logs before they leave the Town. For example, pulpwood logs could be chipped in Rangeley before they leave. The chipped logs have a higher value, and they are more efficient to transport. Or turning waste wood into wood pellets or biomass fuels. Allowing the production of Mass Timber, Structural Round Timber and Cross Laminated Timber. While the market will determine what secondary wood products, if any, will locate in Rangeley, removing barriers in zoning to allow for the changing demands in forest products will keep the town current. *Waiting for input from Patrick Strauch, ME Forest Products*

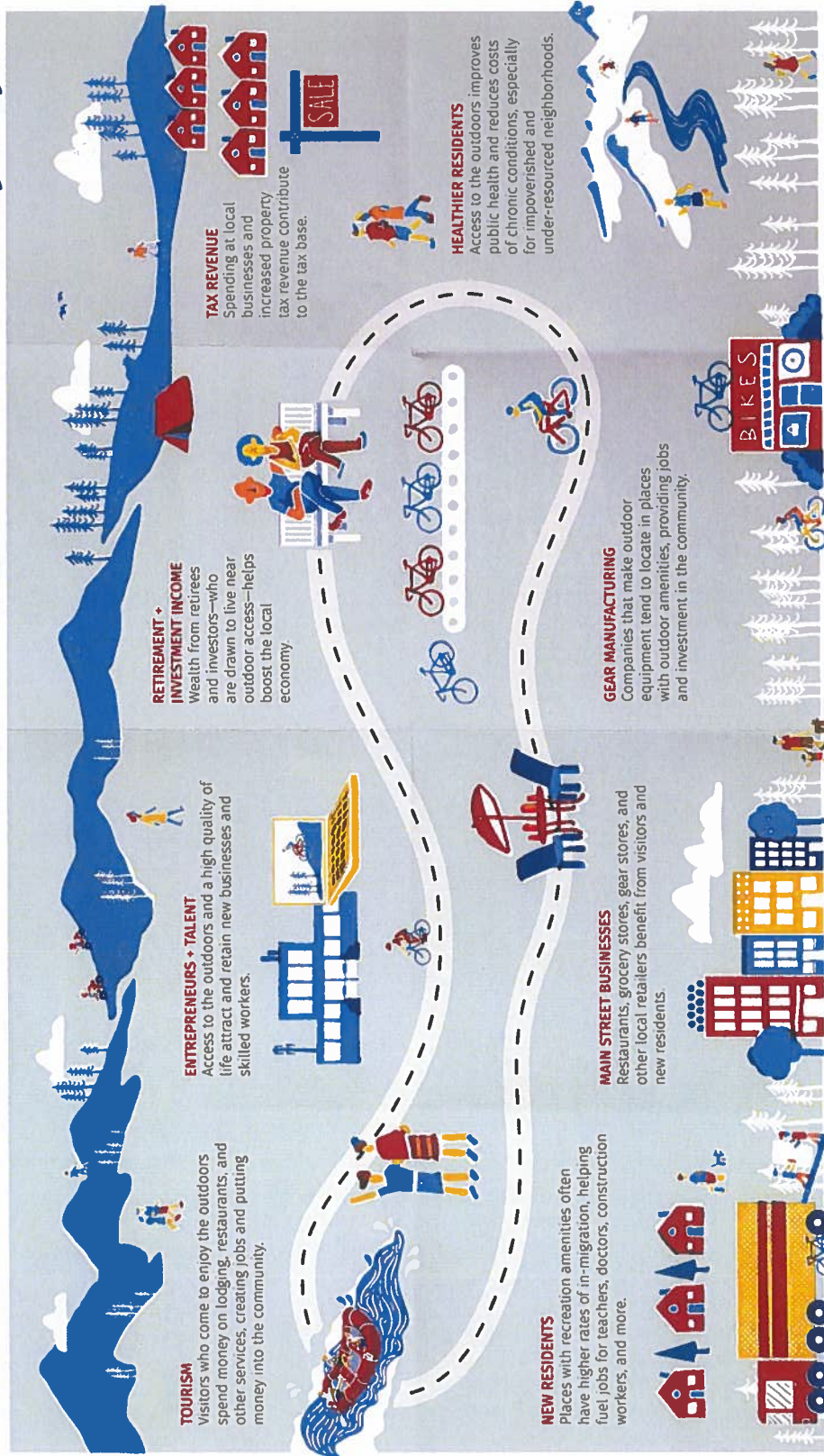
The high cost of living in Rangeley is another deterrent for forest workers. Traditional forestry operations included logging camps that provided basic housing such as shared bunkhouses, shared cooking areas, living spaces, and bathrooms. Some logging camps were temporary and mobile, others were permanent. Modern day housing for loggers are still basic but tend to be more comfortable. Allowing a variety of housing types, permanent and temporary, in the Woodland, Commercial, and Industrial District will help to keep the industry strong

Outdoor Recreation

Outdoor recreation is a powerful economic engine for the State of Maine and is the dominant component of the economy and for the general well-being of residents, for the entire Rangeley Lakes Region. It has been a way of life for residents since the earliest settlers arrived in the region almost 200 years ago, and it was sport fishing in the mid-19th century that launched the town's recreation and visitor economy. Outdoor recreation boosts the local economy in a variety of ways, see the graphic on the next page prepared by Headwaters Economics for details.

For the State of Maine, outdoor recreation represents 3.9% of the State's GDP and provides over 32,000 jobs. While there are no figures for the town of Rangeley, it is the service center hub for all outdoor recreation activities in the region. In the State, the top activity contributing to the GDP is boating and fishing, followed by RVing, snow activities, guided tours, hunting, and motorcycling and ATVing. In Rangeley traditional pursuits like hunting and fishing continue to thrive and have become more diverse to include hiking, biking, boating, birding, snowmobiling, ATV riding, night sky watching, golfing, skiing, kayaking and canoeing, along with other sports such as disc golf and backyard games such as corn hole. Even general sightseeing for the less mobile, such as scenic drives, encompasses the Rangeley region's outdoor recreation is the dominant component of the economy for the entire Rangeley Lakes Region. Based on the state's data for outdoor recreation, Rangeley may need more sites available for RV's and more guided tours of special outdoor places.

Outdoor recreation contributes to economic success in many ways.



Current state travel trends include travel as a “force for good” (travel with purposes) such as participating in a trail building day, travel to regenerate, wellness and adventure, and for getting off-the-beaten path. To stay current, public-private- and community partnerships will be necessary to meet evolving travel trends. According to the Adventure Travel Trends 2023, adventure travel needs to include at least two of the following elements; physical activity, natural environment, and cultural immersion. Rangeley provides all three of those elements. *Waiting for more info from Jeff McCabe (# campers at state park, ideas on new outdoor rec)*

Rangeley employs a full-time Parks and Recreation Director and working with other town staff manage multiple recreation facilities, fields, launches, courts, excursions for outdoor sports and recreation, and community programs. It also assists the local snowmobile club with trail maintenance. The town has an appointed parks commission made up of citizens who provide guidance and support to the department.

State and local recreational areas, programs and facilities also provide good opportunities for outdoor recreation.

Rangeley’s outdoor recreation facilities along with free parking include:

- *Rangeley Town Park* – basketball, tennis and pickleball courts, picnic tables and pavilions, playground, bath house, beach area, and swimming dock
- *Oquossoc Town Park* – playground, tennis court
- *Haley Pond Park* – benches, kayak and canoe dock, gazebo, and ice skating
- *Boat launches* on Rangeley Lake at the Town dock and in Oquossoc, and on Mooselookmeguntic Lake at Haines Landing.
- David Bartlett Memorial Field
- *Public restrooms* in Rangeley and Oquossoc
- Ball fields and a playground at the Rangeley Lakes Regional School.

State outdoor recreation facilities include:

- *Rangeley Lake State Park* – The park encompasses almost 900 acres and contains 9,000 feet of shoreline on Rangeley Lake. Visitors can enjoy hiking on 3 miles of trails, wildlife watching, photography, swimming, fishing and boating. The park’s campground has 50 well-spaced sites close to the lakeshore. The swimming beach offers commanding views of Saddleback Mountain. A picnic area, playground, and boat launch with finger docks are available for both day visitors and campers.
- *Bald Mountain* – Administered by the Maine Bureau of Parks and Lands, the area encompasses 1,850 acres between Rangeley and Mooselookmeguntic lakes offering wildlife viewing and snowmobiling. Hiking trails to the mountain’s 2,043 foot summit where spectacular 360 degree views of the region’s mountains and lakes can be enjoyed.

The Rangeley Lakes Heritage Trust (RLHT) works with partner organizations to conserve, restore, and steward the land and waters of the Rangeley Region. RLHT believes that nature provides the foundation for a healthy, sustainable regional economy and the organization works to benefit both humans and nature in its projects. RLHT conserves land through fee acquisition and easements, restores forests and waterways, and stewards the region’s lands and waters.

Under the RLHT's mission and goals all people have the right to access nature and work to ensure that Maine's forests and mountains continue to provide recreational opportunities for people of all ages, backgrounds, and interests. Current trails include those on Bonney Point, Hatchery Brook Preserve, Hunter Cove Wildlife Sanctuary, Rangeley River Corridor, South Bog Trail and Mingo Springs Birding Trail. Each trail features multiple picnic sites with tables, and they can be accessed by land or by water. RLHT collaborates with regional partners to create an interconnected regional trail network to connect Saddleback Mountain with Rangeley and Rangeley to Oquossoc.

In addition, RLHT works with Maine DOT and the town to manage the Rangeley Lakes National Scenic Byway by constructing scenic turnouts and visitor amenities. The organization provides environmental education to the Rangeley Lakes Regional School and the public at large, such as its birding and night sky programs, and collaborates with numerous organizations in town, like Historic Rangeley and the Chamber of Commerce.

The Rangeley Lakes Heritage Trust supports sustainable economic development and tourism by enhancing and marketing the Region's Outdoor Recreation opportunities. Its trail systems and conserved lands provide residents and visitors with the ability to watch wildlife, hike, snowshoe, fish, hunt, cross country ski or snowmobile.

Snowmobiling The Greater Rangeley Region is a premiere snowmobile destination. The Rangeley Lakes Snowmobile Club (RLSC) maintains a system of more than 150 miles of local trails and Interstate Trails 84 and 89. The Club has an annual budget in excess of \$350,000 per year for grooming and maintenance operations, which is generated by state support, town appropriations, donations and membership fees. The organization has a dedicated group of volunteers and paid groomer operators using several state-of-the-art grooming tractors. The RLSC hosts the multi-day Snowdeo annually each winter, as well as fundraising events throughout the year.

In the State of Maine, snowmobile registration are on the decrease. In Rangeley, over the last 5 years registration have XX. *Jeff McCabe to provide state numbers, town providing local numbers*

Snowmobiling requires a significant amount of natural snowpack to cover rocks, stumps, roots etc. on the trails. In more recent years, Rangeley has experienced some snow droughts. *(insert National Weather Service data)*. Having alternative, non-snow events for visitors is important.

All-terrain vehicles: The ATV business is a relatively new outdoor recreation pursuit offering back country trail riding outside of the winter season. Rangeley has a limited number of trails compared to the snowmobile system, and the town allows ATV access on Main Street between the Evergreen cemetery west of downtown to the Depot Street parking lot on the east end of town. The Rangeley Region ATV Club provides trail maps, educates the public on rules and regulations, and monitors the activities of its members and visitors.

Fishing and Hunting: It was the fisheries resources, blue back trout and land locked salmon that attracted visitors in the mid-1800s. The Oquossoc Angling Association was formed to bring "sports" to the area. The Association and other clubs were responsible for stocking both landlocked salmon and brook trout. A state hatchery was established at Rangeley around 1900. The region continues to provide outstanding habitat for a sport fishery of wild brook trout and landlocked salmon. See the Natural Resources section for more information on the fisheries' habitat.

Game and non-game wildlife species are plentiful. Hunting in the area follows Maine regulations and seasons. The game includes moose, bear, deer, rabbit and a variety of upland game birds. Most private landowners have traditionally allowed public access to their lands for hunting.

Lodges such as Grant's Kennebago Camps and Bald Mountain Camps were established to support the hunting and fishing industries. Hunters and anglers support the local economy by supporting lodging, visiting restaurants and local shops and grocery stores. Hunting in particular is a shoulder season activity and angling starts before the high summer season begins; therefore, maintaining and growing this industry is important to the local economy.

Golfing

- Mingo Springs Golf Course - Located on a scenic hillside site overlooking Rangeley Lake, the course offers several vistas with commanding views of Saddleback, Bald and several other peaks in the western Maine mountains. The course features 18-holes that provide a challenge for advanced players but is easily playable for people of all levels of ability. The club offers reasonably priced memberships and hosts many tournaments, competitive leagues, while creating a social environment along with outdoor recreation.
- Evergreen Golf Club – Located in nearby Dallas Plantation, Evergreen is a well-designed 9-hole public golf course. Recent improvements to the layout and the clubhouse will provide more recreation and entertainment opportunities for both residents and visitors.

Saddleback Mountain and the Rangeley Lakes Trails Center, while located in the adjacent Sandy River Plantation, Saddleback is synonymous with Rangeley, the Trail Center is newer and offers a variety of 4 season activities. It is also fundamentally core to the local economy. When the mountain closed in 2015, the negative economic impact was felt throughout the region for the next five years. It removed a key outdoor recreation component for both locals and visitors. All business sectors suffered, especially restaurants, hotels and retail establishments. Rangeley's reputation as an outdoor recreation destination was severely damaged.

In 2020, Saddleback was acquired by Arctaris Impact Investors, and a success story was begun. Almost immediately there was a momentum change for the communities in the area. Trails and lifts have been upgraded, new employee housing and private homes are being built at the mountain and construction across the region has increased dramatically. In addition to purchasing the mountain, by 2025 Arctaris and its foundation partners, including the Finance Authority of Maine, have invested more than \$42 million dollars. The result has been a resurgence of regional economic activity and top-rated Outdoor Recreation amenities. In 2024 Saddleback was voted by the public as the #2 ski area in the Northeast, #4 in North America, and for the 3rd year in a row #1 in Maine!

On over 6,339 acres, Saddleback encompasses a large area that includes a large solar array producing sustainable energy, guest lodges and employee housing, a separately owned and operated cross-country ski and touring center, and numerous hiking trails. It is also a big mountain and the 7th highest in Maine at 4,120 feet with over 2000 feet of vertical drop. The mountain offers downhill skiing, a ski school, ski rentals and repairs, outdoor programming, events and weddings, food and beverage, retail, and mountain biking.

Saddleback is the region's largest direct employer, and its recent success has created a significant ***multiplier effect on both economy and through increased employment.***

The Rangeley Lakes Trail Center is located at the base of Saddleback Mountain. For trail centers, it enjoys one of the highest elevations in the state. As such, it tends to get more snow with over 200 inches per winter. This is a four season center

Shoulder Seasons and Bad Weather Days are challenging for local businesses. At a meeting of local businesses, more indoor events and a greater variety of entertainment options such as cultural events were suggested. Along with, more opportunities to learn and view the night-sky, understand the lake on boat tours. Local businesses could partner with museums for package deals such as lunch and logging museum admission. Creating an “Experience Rangeley” pass that might include discounts for museum admissions, restaurant specials, lift rides at Saddleback, and equipment such as canoes and kayaks could enhance the visitor experience and leave them with a stronger understanding of the region. On rainy summer days, more indoor events are needed such as bowling, axe throwing, corn hole and other games, and impromptu movie afternoons. These are a few options designed to expand and improve the visitor and resident experiences while creating new business opportunities.

Likewise, most businesses have a difficult time surviving on 3 summer months and 3 winter months. A variety of special events were suggested such a Rangeley version of Ground Hog Day, special shoulder season themed festivals and events that offered a variety of activities at different locations.

Agriculture

Agriculture is small but growing in Rangeley and the farms are at a smaller scale. The 2012 Comprehensive Plan reported that there were no agricultural uses in Rangeley. A web-based search in 2024 found 5 farms listed in the Rangeley and the surrounding Plantations. Likewise, in 2010 there was one parcel of land of 15 acres registered under the Farmland Tax Program, in 2023 there are 355 acres enrolled in the program. The local farms produce a variety of vegetables, flowers, livestock, and a producer of compost and other soil amendments. There are two Farmers’ Markets each week during the growing season for growers to sell their products. There are both prime farmland soils and farmland soils of statewide importance in Rangeley. Most of these soils are located in Rangeley Village and on the floodplain of the Kennebago River, for more precise locations, see the [Agricultural Resources in Appendix A](#).

Access to healthy, fresh, affordable food is critical for a healthy, thriving community. Rangeley’s rural location requires trucking in most of the food that the community needs. Residents consistently report that food prices are very high. There are many ways to address that concern, and expanding the production of locally grown food is a good starting point. Many households have a garden, all one needs to do is take a quick drive around town in August to see the abundance. Community gardens and orchards are another way to expand the opportunity to those that don’t have a backyard or that have a shady yard. Many herbs, fruit trees and bushes, and vegetable plants are also excellent for landscaping.

Local professional growers report that their operations tend to be on a smaller scale compared to conventional commercial farming and also tend to employ regenerative farming practices, (a system based holistic look at stewarding land that enhances biodiversity and implements livestock and plant management for soil stability and health). These climate and ecosystem friendly techniques have been practiced for centuries and work well in our remote location. The professional farmers in the area see their work as an emerging piece of the local economy that beyond food production, could include education, training, eco-tourism, community gathering places and mitigate the ‘food desert’ challenge that Rangeley faces.

Zoning that seeks to protect can sometimes be a barrier to uses that are desirable. For example, would indoor growing or aquaponics be allowed to extend the growing season? Would community gardens be

allowed on town-owned land? Are backyard and small-scale egg, bee, and dairy and meat production allowed? Can locally grown products be sold on-site?

Looking into the Future

Rangeley's economy has grown steadily in the last few years. The local economy is a combination of Saddleback, local goods and services, hospitality and food service, outdoor recreation, agriculture, and forestry. As the economy continues to grow and diversify and remote working continues to grow, the town can expect continued prosperity. The challenge to this expected growth is to have policies that keeps "Rangeley Rangeley". That means:

1. Supporting and diversifying the type of economic development activity the community desires, that provides good jobs to the region, that add-value to local natural resources, and that provide goods and services that the region needs.
2. Making strategic financial commitments, to incentivize and support desired economic development, including needed public improvements and infrastructure.
3. Coordinating with regional economic development organizations and surrounding plantations and towns as necessary to support desired economic development.
4. Clearly define economic opportunities, the appropriate location and amount of land for future commercial development.
5. Prioritizing projects that support and expand outdoor recreation and visitor experience.
6. Attracting and expanding low impact businesses that can provide good quality year-round employment.
7. Creating incentives for businesses to grow within areas that are currently served with public water and sewer, or in areas that allow for cost effective expansions to the existing utilities.
8. Recognizing the importance of the arts and humanities and supporting its future growth for both Rangeley and the region.
9. Creating regulations that allow for development to occur while still protecting the natural environment and are compatible with existing buildings.
10. Provide adequate funding to manage all town parks, playgrounds, sport fields, boat launches and courts, adequate parking and restrooms for the enjoyment of residents and visitors of all age groups.
11. Consider expanding and improving existing facilities to meet changing needs that might include more popular or newer sports.
12. Develop programming to meet the needs of Rangeley's changing interests and demographics.
13. Safeguard lands identified as prime farmland or capable of supporting commercial forestry.
14. Support farming and forestry and encourage their economic viability.
15. Expand a wide variety of agricultural operations.
16. Encourage tree planting programs.

Economy

Goals:

- 17. To promote an economic climate which increases job opportunities and overall economic well-being.**
- 18. Maintain Municipal Outdoor Recreation facilities and programs, and consider expansion or redevelopment to accommodate changing population demographics.**
- 19. To safeguard the State's agricultural and forest resources from development which threatens those resources.**

Policies met	Ideas to consider	Lead entity
1, 5, 11	1 Consider amending CH 38 as follows a. Reviewing the existing definitions in commercial districts to be broader so that unforeseen desirable uses are allowed such as consolidating various types of tourist lodging into a use called “tourist lodging”, consolidate various types of living units such as lodging house, boarding houses, studios, dorms into “employee housing”. b. Reframing the definition of “commercial use” and the districts where the use is permitted so that any use that sells or buys goods or services is allowed in those districts. c. Allowing commercial and residential uses on the same lot without having to have a larger lot provided the lot is large enough to accommodate the necessary parking, utilities, stormwater management so as to accommodate employee housing. (38.6.7.5) d. Expanding the uses allowed in areas where the roads do not require posting such as the industrial districts expanding the commercial uses that are allowed. e. Amending the Conditional Use Permit so that all uses are permitted, but commercial uses are subject to Site Plan Review, to incorporate the existing conditional use standards and include standards for managing stormwater, erosion control, limiting phosphorus loading, traffic, landscaping, signs, lighting, protecting scenic vistas, and so on. f. Developing architectural design standards for existing commercial building undergoing renovation and for new commercial buildings in Rangeley and Oquossoc Villages g. Analyzing the allowable uses in Rangeley’s ordinance language in commercial and industrial zones to consider tertiary and complementary industries to Lumber, Construction and the Arts h. Permitting land use activities in the Woodland, Commercial and Industrial Districts that support value-added forestry operations in commercial, industrial, and forest districts, firewood operations, log chipping, making wood pellets, sawmills and log buying yards, and new forest products that compete with concrete and steel. i. Allowing small scale operations by right such as: include, hoop houses, ADU’s, green houses, boarding facilities and process facilities to accommodate food production farms.	

2	2. Consider working with the Maine Department of Transportation to improve roads in commercial areas so that they don't require spring posting.	
5	3. Consider amending CH 38.9.8 performance standards for hotels, motels and inns as follows: a. Reducing the minimum road frontage or allowing a right-of-way of at least 50' in width (38.9.8.2). b. Eliminating or reducing the shore frontage requirement to align with what is required by shoreland zoning (38.9.8.3) c. Changing the limitation on building footprint to be impervious surface and increase the impervious surface to between 40% and 60% of the total land area provided the land area within 100' of any great pond is undeveloped except for necessary access to the water and simple walking trails. (38.9.8.6) d. Eliminate the requirement that each tourist lodging unit with cooking and eating facilities meet the residential density requirement for the district in which it is located. (38.9.8.7) e. Increase the number of units allowed for on-site employee housing. (38.9.8.9) f. Eliminate the requirement that employee housing meets the density requirement for the district in which it is located	
2	4. Consider creating a new town position focused on planning, economic development and/or community development	
2, 9	5. Consider tax increment financing agreements (Downtown TIF for development projects that make improvements such as, water and sewer extensions, upgraded internet, build trails that connect to other trails of places, build or repair sidewalks, allow parking on their private property during special events, funding arts and cultural events, and so on.	
2, 10	6. Consider applying for grants through the Northern Border Regional Commission, the Community Development Block Grant Program, the Maine Department of Transportation etc to expand utilities and other infrastructure for new commercial areas and to upgrade roads such that they don't require spring posting.	
3, 8	7. Consider re-invigorating the Rangeley Economic Opportunity Committee to: a. Be the liaison between the town and regional cooperative efforts b. Review the Downtown Revitalization Plan, the ideas and the priority system and incorporate the infrastructure improvements into the Capital Improvements Plan that make sense for the two villages. c. Advising the Select Board on Tax Increment Financing applications d. Advising the Select Board on CH 38 amendments that impact economic development, such as the commercial permitting process, land uses in commercial districts, performance standards for commercial land uses e. Develop economic opportunity plans on an as-needed basis	

5, 10	8.Consider finding low-cost ways for the Town to support businesses such as: a. Creating a section in the town's website for listing events, festivals, shoulder season events, advertise local travel packages etc. b. Coordinate the development of a "casual labor pool", people in Rangeley that are willing to be trained to work for businesses on an as-needed basis such as busy days and weeks (rainy days, festivals and events, school vacation), when regular employees are unable to work, shoulder seasons and so on. c. Work with mobile healthcare, pharmacy, and veterinarian providers for services. d. Convene meetings with the business community and non-profits to coordinate events, activities, festivals, and to share problems and solutions. e. Create and distribute a "Welcome to Rangeley" packet f. Advertise and market the newly installed high speed internet	
1	9.Consider working with the Maine Department of Labor and Chamber of Commerce, and the Community College system for workforce development and workforce support such as: a. Taking advantage of the Apprenticeship Program to develop apprenticeships for a wide variety of appropriate job sectors such as construction, hospitality, forestry and agriculture, trades etc. b. Take advantage of the Jobs Plan to create affordable and workforce housing, pre-K, and childcare - c.	
1	10.Consider working with Saddleback and the Maine Department of Transportation to expand the existing Saddleback transit system	
	11.Consider public/private partnerships to: a. Seek assistance for the Maine Forest Service under the Project Canopy Program for street tree planting, b. Coordinate a discussion with interested restaurants, RREOC and the areas commercial farmers to highlight farming as an economic driver and determine resource through-put to identify spaces for community gardens	
	12.Consider consulting with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by Title 12 MRSA section 8869..	
	13.Consider consulting with the Soil and Water Conservation District staff if any land use regulations are considered pertaining to agricultural management practices as required by Title 7 MRSA section 155.	
	14.Continue the designation of the areas adjacent to the Kennebago and Rangeley Rivers as resource protection areas and development, earth material extraction, and forestry activity strictly controlled	
	15. Consider encouraging owners of productive farm and forest land to enroll	

	in the current use taxation programs	
	16. Consider tracking the number and location of STR in Rangeley using the AVCOG software. If the number of short-term rentals continues to grow and problems persist consider taking action such as adopting a registry of STR, and/or banning STRs in the Village areas	
	17. Incorporate and promote the State of Maine Outdoor Recreation Goals a. Align with the state's outdoor recreation strategies to increase sector employment and business growth b. Maintain and foster partnerships with recreation users and land managers to ensure that all interests participate in local policy decisions. c. Coordinate with state agencies involved in park management, tourism, agriculture, fisheries and wildlife to promote and manage outdoor recreation opportunities.	
	18. Work closely with private landowners and land trusts to a. Ensure continued access to lakes, rivers and roadways for recreational use b. Promote and support existing hiking and canoeing trails c. Support the interconnection of trails to link separate public parcels d. Offer incentives and other benefits to encourage private landowners to make available their land for public use. e. Support the conservation, restoration and protection of all natural assets for recreational uses now and in the future f. Improve access and linkage between trails and land parcels, especially at important intersections and junctions.	
	19. Promote and assist in the management of the snowmobile and ATV industries a. Provide operational support for snowmobile trail maintenance b. Manage ATV usage to benefit businesses and riders, while protecting the trails for multiple uses. c. Consider financial and promotional support to encourage visitation.	
	20. Consider forming a deeper relationship with Saddleback Resort to ensure its success a. Develop more mutually beneficial opportunities for collaboration b. Improve communication between municipal officials and Saddleback management c. Continually evaluate Saddleback's contribution to the town's economy and resident employment d. Collaborate on expanding employee housing and improving overnight accommodations for visitors.	

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

PAGE 1

<u>CRITERIA USED:</u>		STATE VALUATION	HOUSING UNITS	YEAR ROUND &
		APRIL 2001	CENSUS 2000	SEASONAL POP.
RANGELEY		\$196,150,000	1,561	1,577
RANGELEY PLANTATION		\$74,550,000	516	343
DALLAS PLANTATION		\$42,150,000	371	375
SANDY RIVER PLANTATION		\$31,200,000	275	206
FRANKLIN COUNTY U.T.'S**		\$13,457,214	246	151
OXFORD COUNTY U.T.'S		\$18,252,553	254	135
		\$375,759,767	3,223	2,787

CONVERTED TO PERCENTAGES:

RANGELEY	52.20%	48.43%	56.58%
RANGELEY PLANTATION	19.84%	16.01%	12.31%
DALLAS PLANTATION	11.22%	11.51%	13.46%
SANDY RIVER PLANTATION	8.30%	8.53%	7.39%
FRANKLIN COUNTY U.T.'S**	3.58%	7.63%	5.42%
OXFORD COUNTY U.T.'S	4.86%	7.88%	4.84%
	100.00%	100.00%	100.00%

**AVERAGE OF THE
THREE CRITERIA**

52.406%
16.052%
12.061%
8.076%
5.544%
5.861%
100.00%

COMPARISON OF %'S USED IN THE PAST:

	FIRE & RESCUE		AMBULANCE	
	% USED PRIOR		% USED PRIOR	
RANGELEY	55.40%		50.00%	
RANGELEY PLANTATION	11.00%		12.50%	
DALLAS PLANTATION	11.00%		12.50%	
SANDY RIVER PLANTATION	11.00%		12.50%	
FRANKLIN COUNTY U.T.'S**	5.80%		6.25%	
OXFORD COUNTY U.T.'S	5.80%		6.25%	
	100.00%		100.00%	

<u>PROPOSED %'S</u>
52.406%
16.052%
12.061%
8.076%
5.544%
5.861%
100.00%

** U.T."S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

PAGE 1

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2003	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$96,687,356	1,561	1,568
RANGELEY PLANTATION	\$28,998,264	516	343
DALLAS PLANTATION	\$23,683,630	371	370
SANDY RIVER PLANTATION	\$15,889,725	275	202
FRANKLIN COUNTY U.T.'S**	\$9,727,387	246	151
OXFORD COUNTY U.T.'S	\$8,778,827	254	135
	\$183,765,189	3,223	2,769

**AVERAGE OF THE
THREE CRITERIA**

56.61%	52.554%
12.40%	14.730%
13.36%	12.587%
7.31%	8.164%
5.45%	6.126%
4.86%	5.840%
100.00%	100.00%

CONVERTED TO PERCENTAGES:

RANGELEY	52.61%
RANGELEY PLANTATION	15.78%
DALLAS PLANTATION	12.89%
SANDY RIVER PLANTATION	8.65%
FRANKLIN COUNTY U.T.'S**	5.29%
OXFORD COUNTY U.T.'S	4.78%
	100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	FIRE & RESCUE % USED PRIOR	AMBULANCE % USED PRIOR
RANGELEY	52.554%	55.40%	50.00%
RANGELEY PLANTATION	14.730%	11.00%	12.50%
DALLAS PLANTATION	12.587%	11.00%	12.50%
SANDY RIVER PLANTATION	8.164%	11.00%	12.50%
FRANKLIN COUNTY U.T.'S**	6.126%	5.80%	6.25%
OXFORD COUNTY U.T.'S	5.840%	5.80%	6.25%
	100.00%	100.00%	100.00%

** U.T."S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

PAGE 1

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2004	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$114,167,132	1,561	1,568
RANGELEY PLANTATION	\$29,678,422	516	343
DALLAS PLANTATION	\$28,024,102	371	370
SANDY RIVER PLANTATION	\$17,899,899	275	202
FRANKLIN COUNTY U.T.'S**	\$8,045,727	246	151
OXFORD COUNTY U.T.'S	\$13,006,438	254	135
	\$210,821,720	3,223	2,769

CONVERTED TO PERCENTAGES:

RANGELEY	54.15%	48.43%	56.61%
RANGELEY PLANTATION	14.08%	16.01%	12.40%
DALLAS PLANTATION	13.29%	11.51%	13.36%
SANDY RIVER PLANTATION	8.49%	8.53%	7.31%
FRANKLIN COUNTY U.T.'S**	3.82%	7.63%	5.45%
OXFORD COUNTY U.T.'S	6.17%	7.88%	4.86%
	100.00%	100.00%	100.00%

**AVERAGE OF THE
THREE CRITERIA**

53.067%
14.162%
12.722%
8.111%
5.633%
6.304%
100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	FIRE & RESCUE % USED PRIOR	AMBULANCE % USED PRIOR
RANGELEY	53.067%	55.40%	55.40%
RANGELEY PLANTATION	14.162%	11.00%	11.00%
DALLAS PLANTATION	12.722%	11.00%	11.00%
SANDY RIVER PLANTATION	8.111%	11.00%	11.00%
FRANKLIN COUNTY U.T.'S**	5.633%	5.80%	5.80%
OXFORD COUNTY U.T.'S	6.304%	5.80%	5.80%
	100.00%	100.00%	100.00%

** U.T."S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

PAGE 1

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2006	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$183,232,839	1,561	1,568
RANGELEY PLANTATION	\$41,844,131	516	343
DALLAS PLANTATION	\$41,358,261	371	370
SANDY RIVER PLANTATION	\$24,143,645	275	202
FRANKLIN COUNTY U.T.'S**	\$9,525,957	246	151
OXFORD COUNTY U.T.'S	\$13,599,696	254	135
	\$313,704,529	3,223	2,769

CONVERTED TO PERCENTAGES:

RANGELEY	58.409%	48.433%	56.614%	54.485%
RANGELEY PLANTATION	13.339%	16.010%	12.400%	13.916%
DALLAS PLANTATION	13.184%	11.511%	13.363%	12.686%
SANDY RIVER PLANTATION	7.696%	8.532%	7.311%	7.847%
FRANKLIN COUNTY U.T.'S**	3.037%	7.633%	5.451%	5.373%
OXFORD COUNTY U.T.'S	4.335%	7.881%	4.861%	5.692%
	100.00%	100.00%	100.00%	100.00%

**AVERAGE OF THE
THREE CRITERIA**

COMPARISON OF %'S USED IN THE PAST:

**FIRE & RESCUE
% USED
LAST YR**

	PROPOSED %'S
RANGELEY	54.485%
RANGELEY PLANTATION	13.916%
DALLAS PLANTATION	12.686%
SANDY RIVER PLANTATION	7.847%
FRANKLIN COUNTY U.T.'S**	5.373%
OXFORD COUNTY U.T.'S	5.692%
	100.00%

** U.T. "S" - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

PAGE 1

<u>CRITERIA USED:</u>			
	STATE VALUATION APRIL 2007	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$220,953,147	1,561	1,568
RANGELEY PLANTATION	\$51,291,824	516	343
DALLAS PLANTATION	\$34,144,655	371	370
SANDY RIVER PLANTATION	\$38,040,602	275	202
FRANKLIN COUNTY U.T.'S**	\$11,154,984	246	151
OXFORD COUNTY U.T.'S	\$17,383,686	254	135
	\$372,968,898	3,223	2,769

CONVERTED TO PERCENTAGES:

RANGELEY	59.242%	48.433%	56.614%	54.763%
RANGELEY PLANTATION	13.752%	16.010%	12.400%	14.054%
DALLAS PLANTATION	9.155%	11.511%	13.363%	11.343%
SANDY RIVER PLANTATION	10.199%	8.532%	7.311%	8.681%
FRANKLIN COUNTY U.T.'S**	2.991%	7.633%	5.451%	5.358%
OXFORD COUNTY U.T.'S	4.661%	7.881%	4.861%	5.801%
	100.00%	100.00%	100.00%	100.00%

**AVERAGE OF THE
THREE CRITERIA**

COMPARISON OF %'S USED IN THE PAST:

RANGELEY	54.763%
RANGELEY PLANTATION	14.054%
DALLAS PLANTATION	11.343%
SANDY RIVER PLANTATION	8.681%
FRANKLIN COUNTY U.T.'S**	5.358%
OXFORD COUNTY U.T.'S	5.801%
	100.00%

**FIRE & RESCUE
% USED
LAST YR**

	54.485%	0.28%
	13.916%	0.14%
	12.686%	-1.34%
	7.847%	0.83%
	5.373%	-0.02%
	5.692%	0.11%
	100.00%	0.00%

** U.T. "S" - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

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PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2008	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$247,278,649	1,561	1,568
RANGELEY PLANTATION	\$59,661,509	516	343
DALLAS PLANTATION	\$52,097,085	371	370
SANDY RIVER PLANTATION	\$46,815,100	275	202
FRANKLIN COUNTY U.T.'S**	\$13,203,250	246	151
OXFORD COUNTY U.T.'S	\$19,318,760	254	135
	\$438,374,353	3,223	2,769

**AVERAGE OF THE
THREE CRITERIA**

56.614%	48.433%	53.818%
12.400%	16.010%	14.006%
13.363%	11.511%	12.253%
7.311%	8.532%	8.841%
5.451%	7.633%	5.365%
4.861%	7.881%	5.716%
100.00%	100.00%	100.00%

CONVERTED TO PERCENTAGES:

RANGELEY	56.408%	
RANGELEY PLANTATION	13.610%	
DALLAS PLANTATION	11.884%	
SANDY RIVER PLANTATION	10.679%	
FRANKLIN COUNTY U.T.'S**	3.012%	
OXFORD COUNTY U.T.'S	4.407%	
	100.00%	

COMPARISON OF %'S USED IN THE PAST:

**FIRE & RESCUE
% USED**

	PROPOSED %'S	LAST YR
RANGELEY	53.81831119%	54.485%
RANGELEY PLANTATION	14.00641372%	13.916%
DALLAS PLANTATION	12.25278627%	12.686%
SANDY RIVER PLANTATION	8.84104849%	7.847%
FRANKLIN COUNTY U.T.'S**	5.36508120%	5.373%
OXFORD COUNTY U.T.'S	5.71635912%	5.692%
	100.00000000%	100.00%

-0.67%
0.09%
-0.43%
0.99%
-0.01%
0.02%
0.00%

** U.T."S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2009	HOUSING UNITS CENSUS 2000	YEAR ROUND & SEASONAL POP.
RANGELEY	\$322,578,201	1,561	1,568
RANGELEY PLANTATION	\$60,141,779	516	343
DALLAS PLANTATION	\$60,565,235	371	370
SANDY RIVER PLANTATION	\$64,258,025	275	202
FRANKLIN COUNTY U.T.'S**	\$14,473,765	246	151
OXFORD COUNTY U.T.'S	\$21,300,825	254	135
	\$543,317,830	3,223	2,769

**AVERAGE OF THE
THREE CRITERIA**

CONVERTED TO PERCENTAGES:

RANGELEY	59.372%	48.433%	56.614%	54.806%
RANGELEY PLANTATION	11.069%	16.010%	12.400%	13.160%
DALLAS PLANTATION	11.147%	11.511%	13.363%	12.007%
SANDY RIVER PLANTATION	11.827%	8.532%	7.311%	9.224%
FRANKLIN COUNTY U.T.'S**	2.664%	7.633%	5.451%	5.249%
OXFORD COUNTY U.T.'S	3.921%	7.881%	4.861%	5.554%
	100.00%	100.00%	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

**FIRE & RESCUE
% USED**

LAST YR

	PROPOSED %'S	
RANGELEY	54.806%	0.75%
RANGELEY PLANTATION	13.160%	-0.17%
DALLAS PLANTATION	12.007%	-0.44%
SANDY RIVER PLANTATION	9.224%	0.05%
FRANKLIN COUNTY U.T.'S**	5.249%	-0.10%
OXFORD COUNTY U.T.'S	5.554%	-0.10%
	100.00%	0.00%

** U.T. "S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2011	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$247,936,457	1561	1,688
RANGELEY PLANTATION	\$54,033,359	516	419
DALLAS PLANTATION	\$56,062,010	371	443
SANDY RIVER PLANTATION	\$68,836,906	275	268
FRANKLIN COUNTY U.T.'S**	\$14,272,183	246	171
OXFORD COUNTY U.T.'S	\$22,046,526	254	142
	\$463,187,441	3,223	3,131

**AVERAGE OF THE
THREE CRITERIA**

53.910%
13.394%
14.145%
8.570%
5.458%
4.522%
100.00%

CONVERTED TO PERCENTAGES:

RANGELEY	53.528%
RANGELEY PLANTATION	11.666%
DALLAS PLANTATION	12.104%
SANDY RIVER PLANTATION	14.862%
FRANKLIN COUNTY U.T.'S**	3.081%
OXFORD COUNTY U.T.'S	4.760%
	100.00%

COMPARISON OF %'S USED IN THE PAST:

**FIRE & RESCUE
% USED
LAST YR**

PROPOSED %'S	
RANGELEY	51.957%
RANGELEY PLANTATION	13.690%
DALLAS PLANTATION	12.587%
SANDY RIVER PLANTATION	10.655%
FRANKLIN COUNTY U.T.'S**	5.391%
OXFORD COUNTY U.T.'S	5.721%
	100.00%

-2.85%
0.53%
0.58%
1.43%
0.14%
0.17%
0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2011	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$255,589,378	1561	1,688
RANGELEY PLANTATION	\$55,018,818	516	419
DALLAS PLANTATION	\$63,755,960	371	443
SANDY RIVER PLANTATION	\$69,997,557	275	268
FRANKLIN COUNTY U.T.'S**	\$13,755,566	246	171
OXFORD COUNTY U.T.'S	\$19,826,938	254	142
	\$477,944,217	3,223	3,131

<u>CONVERTED TO PERCENTAGES:</u>		AVERAGE OF THE THREE CRITERIA
RANGELEY	53.477%	53.910%
RANGELEY PLANTATION	11.512%	13.394%
DALLAS PLANTATION	13.340%	14.145%
SANDY RIVER PLANTATION	14.646%	8.570%
FRANKLIN COUNTY U.T.'S**	2.878%	5.458%
OXFORD COUNTY U.T.'S	4.148%	4.522%
	100.00%	100.00%

<u>COMPARISON OF %'S USED IN THE PAST:</u>	FIRE & RESCUE % USED LAST YR	
RANGELEY	51.940%	-2.87%
RANGELEY PLANTATION	13.638%	0.48%
DALLAS PLANTATION	12.999%	0.99%
SANDY RIVER PLANTATION	10.583%	1.36%
FRANKLIN COUNTY U.T.'S**	5.323%	0.07%
OXFORD COUNTY U.T.'S	5.517%	-0.04%
	100.00%	0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2012	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$260,254,151	1561	1,688
RANGELEY PLANTATION	\$54,822,604	516	419
DALLAS PLANTATION	\$61,900,157	371	443
SANDY RIVER PLANTATION	\$68,228,846	275	268
FRANKLIN COUNTY U.T.'S**	\$13,375,211	246	171
OXFORD COUNTY U.T.'S	\$20,945,836	254	142
	\$479,526,805	3,223	3,131

CONVERTED TO PERCENTAGES:

RANGELEY	54.273%	48.433%	53.910%	AVERAGE OF THE THREE CRITERIA
RANGELEY PLANTATION	11.433%	16.010%	13.394%	52.205%
DALLAS PLANTATION	12.909%	11.511%	14.145%	13.612%
SANDY RIVER PLANTATION	14.228%	8.532%	8.570%	12.855%
FRANKLIN COUNTY U.T.'S**	2.789%	7.633%	5.458%	10.444%
OXFORD COUNTY U.T.'S	4.368%	7.881%	4.522%	5.293%
	100.00%	100.00%	100.00%	5.590%
				100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	FIRE & RESCUE % USED LAST YR	
RANGELEY	52.205%	51.957%	0.25%
RANGELEY PLANTATION	13.612%	13.690%	-0.08%
DALLAS PLANTATION	12.855%	12.587%	0.27%
SANDY RIVER PLANTATION	10.444%	10.655%	-0.21%
FRANKLIN COUNTY U.T.'S**	5.293%	5.391%	-0.10%
OXFORD COUNTY U.T.'S	5.590%	5.721%	-0.13%
	100.00%	100.00%	0.00%

** U.T. "S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION 2013	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$255,589,378	1561	1,688
RANGELEY PLANTATION	\$55,018,818	516	419
DALLAS PLANTATION	\$63,755,960	371	443
SANDY RIVER PLANTATION	\$69,997,557	275	268
FRANKLIN COUNTY U.T.'S**	\$13,755,566	246	171
OXFORD COUNTY U.T.'S	\$19,826,938	254	142
	\$477,944,217	3,223	3,131

CONVERTED TO PERCENTAGES:

RANGELEY	53.477%	48.433%	53.910%	AVERAGE OF THE THREE CRITERIA
RANGELEY PLANTATION	11.512%	16.010%	13.394%	51.940%
DALLAS PLANTATION	13.340%	11.511%	14.145%	13.638%
SANDY RIVER PLANTATION	14.646%	8.532%	8.570%	12.999%
FRANKLIN COUNTY U.T.'S**	2.878%	7.633%	5.458%	10.583%
OXFORD COUNTY U.T.'S	4.148%	7.881%	4.522%	5.323%
	100.00%	100.00%	100.00%	5.517%
				100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	FIRE & RESCUE % USED LAST YR
RANGELEY	51.940%	51.940%
RANGELEY PLANTATION	13.638%	13.738%
DALLAS PLANTATION	12.999%	12.947%
SANDY RIVER PLANTATION	10.583%	10.674%
FRANKLIN COUNTY U.T.'S**	5.323%	5.237%
OXFORD COUNTY U.T.'S	5.517%	5.464%
	100.00%	100.00%
		0.00%
		-0.10%
		0.05%
		-0.09%
		0.09%
		0.05%
		0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2014	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$250,779,583	1561	1,688
RANGELEY PLANTATION	\$61,754,612	516	419
DALLAS PLANTATION	\$61,624,192	371	443
SANDY RIVER PLANTATION	\$66,900,848	275	268
FRANKLIN COUNTY U.T.'S**	\$15,968,838	246	171
OXFORD COUNTY U.T.'S	\$18,982,427	254	142
	\$476,010,500	3,223	3,131

<u>CONVERTED TO PERCENTAGES:</u>		AVERAGE OF THE THREE CRITERIA
RANGELEY	52.684%	53.912%
RANGELEY PLANTATION	12.973%	13.382%
DALLAS PLANTATION	12.946%	14.149%
SANDY RIVER PLANTATION	14.054%	8.560%
FRANKLIN COUNTY U.T.'S**	3.355%	5.462%
OXFORD COUNTY U.T.'S	3.988%	4.535%
	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR	
RANGELEY	51.676%	51.700%	-0.02%
RANGELEY PLANTATION	14.122%	13.947%	0.17% Valuation increase
DALLAS PLANTATION	12.869%	12.969%	-0.10%
SANDY RIVER PLANTATION	10.382%	10.568%	-0.19%
FRANKLIN COUNTY U.T.'S**	5.483%	5.371%	0.11%
OXFORD COUNTY U.T.'S	5.468%	5.445%	0.02%
	100.00%	100.00%	0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2014	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$253,285,507	1561	1,688
RANGELEY PLANTATION	\$59,768,451	516	419
DALLAS PLANTATION	\$63,606,150	371	443
SANDY RIVER PLANTATION	\$70,161,861	275	268
FRANKLIN COUNTY U.T.'S**	\$14,490,667	246	171
OXFORD COUNTY U.T.'S	\$18,819,726	254	142
	\$480,132,362	3,223	3,131

<u>CONVERTED TO PERCENTAGES:</u>	AVERAGE OF THE THREE CRITERIA	
RANGELEY	52.753%	53.912%
RANGELEY PLANTATION	12.448%	13.382%
DALLAS PLANTATION	13.248%	14.149%
SANDY RIVER PLANTATION	14.613%	8.560%
FRANKLIN COUNTY U.T.'S**	3.018%	5.462%
OXFORD COUNTY U.T.'S	3.920%	4.535%
	100.00%	100.00%

<u>COMPARISON OF %'S USED IN THE PAST:</u>	FIRE & RESCUE % USED LAST YR	
RANGELEY	51.700%	-0.24%
RANGELEY PLANTATION	13.947%	0.21% Valuation increase
DALLAS PLANTATION	12.969%	0.02%
SANDY RIVER PLANTATION	10.568%	-0.11%
FRANKLIN COUNTY U.T.'S**	5.371%	0.13%
OXFORD COUNTY U.T.'S	5.445%	-0.02%
	100.00%	0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2014	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$250,779,583	1561	1,688
RANGELEY PLANTATION	\$61,754,612	516	419
DALLAS PLANTATION	\$61,624,192	371	443
SANDY RIVER PLANTATION	\$66,900,848	275	268
FRANKLIN COUNTY U.T.'S**	\$15,968,838	246	171
OXFORD COUNTY U.T.'S	\$18,982,427	254	142
	\$476,010,500	3,223	3,131

**AVERAGE OF THE
THREE CRITERIA**

RANGELEY	52.684%	48.433%	53.912%
RANGELEY PLANTATION	12.973%	16.010%	13.382%
DALLAS PLANTATION	12.946%	11.511%	14.149%
SANDY RIVER PLANTATION	14.054%	8.532%	8.560%
FRANKLIN COUNTY U.T.'S**	3.355%	7.633%	5.462%
OXFORD COUNTY U.T.'S	3.988%	7.881%	4.535%
	100.00%	100.00%	100.00%

CONVERTED TO PERCENTAGES:

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR	
RANGELEY	51.676%	51.700%	-0.02%
RANGELEY PLANTATION	14.122%	13.947%	0.17% Valuation increase
DALLAS PLANTATION	12.869%	12.969%	-0.10%
SANDY RIVER PLANTATION	10.382%	10.568%	-0.19%
FRANKLIN COUNTY U.T.'S**	5.483%	5.371%	0.11%
OXFORD COUNTY U.T.'S	5.468%	5.445%	0.02%
	100.00%	100.00%	0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

CRITERIA USED:	STATE VALUATION APRIL 2014	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$253,285,507	1561	1,688
RANGELEY PLANTATION	\$59,768,451	516	419
DALLAS PLANTATION	\$63,606,150	371	443
SANDY RIVER PLANTATION	\$70,161,861	275	268
FRANKLIN COUNTY U.T.'S**	\$14,490,667	246	171
OXFORD COUNTY U.T.'S	\$18,819,726	254	142
	\$480,132,362	3,223	3,131

**AVERAGE OF THE
THREE CRITERIA**

CONVERTED TO PERCENTAGES:

RANGELEY	52.753%	48.433%	53.912%
RANGELEY PLANTATION	12.448%	16.010%	13.382%
DALLAS PLANTATION	13.248%	11.511%	14.149%
SANDY RIVER PLANTATION	14.613%	8.532%	8.560%
FRANKLIN COUNTY U.T.'S**	3.018%	7.633%	5.462%
OXFORD COUNTY U.T.'S	3.920%	7.881%	4.535%
	100.00%	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

**FIRE & RESCUE
% USED
LAST YR**

	PROPOSED %'S	
RANGELEY	51.700%	-0.24%
RANGELEY PLANTATION	13.947%	0.21% Valuation increase
DALLAS PLANTATION	12.969%	0.02%
SANDY RIVER PLANTATION	10.568%	-0.11%
FRANKLIN COUNTY U.T.'S**	5.371%	0.13%
OXFORD COUNTY U.T.'S	5.445%	-0.02%
	100.00%	0.00%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2017	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$252,159,354	1561	1,688
RANGELEY PLANTATION	\$63,968,895	516	419
DALLAS PLANTATION	\$66,523,290	371	443
SANDY RIVER PLANTATION	\$67,306,000	275	268
FRANKLIN COUNTY U.T.'S**	\$15,024,178	246	171
OXFORD COUNTY U.T.'S**	\$19,947,519	254	142
	\$484,929,236	3,223	3,131

<u>CONVERTED TO PERCENTAGES:</u>			AVERAGE OF THE THREE CRITERIA
RANGELEY	51.999%	48.433%	53.912%
RANGELEY PLANTATION	13.191%	16.010%	13.382%
DALLAS PLANTATION	13.718%	11.511%	14.149%
SANDY RIVER PLANTATION	13.880%	8.532%	8.560%
FRANKLIN COUNTY U.T.'S**	3.098%	7.633%	5.462%
OXFORD COUNTY U.T.'S**	4.113%	7.881%	4.535%
	100.00%	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR
RANGELEY	51.448%	-0.11%
RANGELEY PLANTATION	14.195%	-0.05%
DALLAS PLANTATION	13.126%	0.08%
SANDY RIVER PLANTATION	10.324%	0.03%
FRANKLIN COUNTY U.T.'S**	5.397%	0.03%
OXFORD COUNTY U.T.'S**	5.510%	0.01%
	100.00%	0.00%

** U.T. "S" - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2017	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$255,775,427	1561	1,688
RANGELEY PLANTATION	\$65,233,926	516	419
DALLAS PLANTATION	\$65,831,610	371	443
SANDY RIVER PLANTATION	\$67,352,300	275	268
FRANKLIN COUNTY U.T.'S**	\$14,705,593	246	171
LINCOLN PLANTATION	\$36,600,000	119	46
OXFORD COUNTY U.T.'S	\$20,001,062	254	142
	\$525,499,918	3,342	3,177

<u>CONVERTED TO PERCENTAGES:</u>			AVERAGE OF THE THREE CRITERIA
RANGELEY	48.673%	46.709%	53.132%
RANGELEY PLANTATION	12.414%	15.440%	13.189%
DALLAS PLANTATION	12.527%	11.101%	13.944%
SANDY RIVER PLANTATION	12.817%	8.229%	8.436%
FRANKLIN COUNTY U.T.'S**	2.798%	7.361%	5.382%
LINCOLN PLANTATION	6.965%	3.561%	1.448%
OXFORD COUNTY U.T.'S	3.806%	7.600%	4.470%
	100.00%	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR
RANGELEY	49.504%	-2.17%
RANGELEY PLANTATION	13.681%	-0.44% Valuation increase
DALLAS PLANTATION	12.524%	-0.34%
SANDY RIVER PLANTATION	9.827%	-0.55%
FRANKLIN COUNTY U.T.'S**	5.181%	-0.30%
OXFORD COUNTY U.T.'S	5.292%	-0.18%
LINCOLN PLANTATION	3.99%	
	100.00%	-3.99%

** U.T.'S - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2017	HOUSING UNITS CENSUS 2010	YEAR ROUND & SEASONAL POP.
RANGELEY	\$266,498,191	1561	1,688
RANGELEY PLANTATION	\$66,074,932	516	419
DALLAS PLANTATION	\$67,222,223	371	443
SANDY RIVER PLANTATION	\$68,227,030	275	268
FRANKLIN COUNTY U.T.'S**	\$15,421,989	246	171
OXFORD COUNTY U.T.'S	\$20,072,686	254	142
	\$503,517,051	3,223	3,131

<u>CONVERTED TO PERCENTAGES:</u>			AVERAGE OF THE THREE CRITERIA
RANGELEY	52.927%	48.433%	53.912%
RANGELEY PLANTATION	13.123%	16.010%	13.382%
DALLAS PLANTATION	13.351%	11.511%	14.149%
SANDY RIVER PLANTATION	13.550%	8.532%	8.560%
FRANKLIN COUNTY U.T.'S**	3.063%	7.633%	5.462%
OXFORD COUNTY U.T.'S	3.986%	7.881%	4.535%
	100.00%	100.00%	100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR	
RANGELEY	51.758%	51.676%	0.08%
RANGELEY PLANTATION	14.172%	14.122%	0.05% Valuation increase
DALLAS PLANTATION	13.003%	12.869%	0.13%
SANDY RIVER PLANTATION	10.214%	10.382%	-0.17%
FRANKLIN COUNTY U.T.'S**	5.386%	5.483%	-0.10%
OXFORD COUNTY U.T.'S	5.468%	5.468%	0.00%
	100.00%	100.00%	0.00%

** U.T."S - Unorganized Territories

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PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2021	HOUSING UNITS CENSUS 2020	YEAR ROUND & SEASONAL POP.
RANGELEY	\$251,779,200	1561	1,688 x
RANGELEY PLANTATION	\$69,123,425	600	600
DALLAS PLANTATION	\$66,749,370	371	443
SANDY RIVER PLANTATION	\$68,538,000	138	489 x
FRANKLIN COUNTY U.T.'S**	\$15,421,989	246	171
OXFORD COUNTY U.T.'S	\$20,072,686	254	142
	\$491,684,670	3,170	3,533

CONVERTED TO PERCENTAGES:

RANGELEY	51.207%	49.243%	47.778%
RANGELEY PLANTATION	14.058%	18.927%	16.983%
DALLAS PLANTATION	13.576%	11.703%	12.539%
SANDY RIVER PLANTATION	13.939%	4.353%	13.841%
FRANKLIN COUNTY U.T.'S**	3.137%	7.760%	4.840%
OXFORD COUNTY U.T.'S	4.082%	8.013%	4.019%
	100.00%	100.00%	100.00%

AVERAGE OF THE THREE CRITERIA
49.409%
16.656%
12.606%
10.711%
5.246%
5.371%
100.00%

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR	
RANGELEY	49.409%	51.676%	-2.27%
RANGELEY PLANTATION	16.656%	14.122%	2.53% Valuation increase
DALLAS PLANTATION	12.606%	12.869%	-0.26%
SANDY RIVER PLANTATION	10.711%	10.382%	0.33%
FRANKLIN COUNTY U.T.'S**	5.246%	5.483%	-0.24%
OXFORD COUNTY U.T.'S	5.371%	5.468%	-0.10%
	100.00%	100.00%	0.00%

PROPOSED %'S
49.409%
16.656%
12.606%
10.711%
5.246%
5.371%
100.00%

** U.T.'S - Unorganized Territories

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PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2022	HOUSING UNITS CENSUS 2020	YEAR ROUND & SEASONAL POP.	
RANGELEY	\$235,814,500	1755	1,222	563600000
RANGELEY PLANTATION	\$66,305,238	470	184	219450000
DALLAS PLANTATION	\$72,795,150	434	304	142300000
SANDY RIVER PLANTATION	\$67,259,900	368	128	133000000
FRANKLIN COUNTY U.T.'S**	\$20,368,430	246	171	
OXFORD COUNTY U.T.'S	\$24,188,430	270	142	
	\$486,731,648	3,543	2,151	

**AVERAGE OF THE
THREE CRITERIA**

RANGELEY	48.449%	49.534%	56.811%
RANGELEY PLANTATION	13.623%	13.266%	8.554%
DALLAS PLANTATION	14.956%	12.250%	14.133%
SANDY RIVER PLANTATION	13.819%	10.387%	5.951%
FRANKLIN COUNTY U.T.'S**	4.185%	6.943%	7.950%
OXFORD COUNTY U.T.'S	4.970%	7.621%	6.602%
	100.00%	100.00%	100.00%

CONVERTED TO PERCENTAGES:

COMPARISON OF %'S USED IN THE PAST:

	PROPOSED %'S	% USED LAST YR	
RANGELEY	51.598%	51.676%	-0.08%
RANGELEY PLANTATION	11.814%	14.122%	-2.31% Valuation increase
DALLAS PLANTATION	13.779%	12.869%	0.91%
SANDY RIVER PLANTATION	10.052%	10.382%	-0.33%
FRANKLIN COUNTY U.T.'S**	6.359%	5.483%	0.88%
OXFORD COUNTY U.T.'S	6.397%	5.468%	0.93%
	100.00%	100.00%	0.00%

** U.T. "S" - Unorganized Territories

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

PROPOSED BILLING FORMULA FOR THE PLANTATIONS AND THE COUNTIES

<u>CRITERIA USED:</u>	STATE VALUATION APRIL 2022	YEAR ROUND & SEASONAL POP.
RANGELEY	\$236,814,500	1,222
RANGELEY PLANTATION	\$77,208,555	184
DALLAS PLANTATION	\$72,795,150	304
SANDY RIVER PLANTATION	\$70,495,700	128
FRANKLIN COUNTY U.T.'S**	\$20,392,160	171
OXFORD COUNTY U.T.'S	\$23,786,310	142
	\$500,492,375	2,151

<u>CONVERTED TO PERCENTAGES:</u>	
RANGELEY	47.117%
RANGELEY PLANTATION	15.427%
DALLAS PLANTATION	14.545%
SANDY RIVER PLANTATION	14.085%
FRANKLIN COUNTY U.T.**	4.074%
OXFORD COUNTY U.T.S	4.753%
	100.00%

<u>COMPARISON OF %'S USED IN THE PAST:</u>		
	PROPOSED %'S	% USED LAST YR
RANGELEY	51.964%	51.598%
RANGELEY PLANTATION	11.990%	11.814%
DALLAS PLANTATION	14.339%	13.779%
SANDY RIVER PLANTATION	10.018%	10.052%
FRANKLIN COUNTY U.T.S**	6.012%	6.359%
OXFORD COUNTY U.T.'S	5.677%	6.397%
	100.00%	100.00%

**** U.T."S - Unorganized Territories**

Franklin County UT's excludes Coburn Gore, as it is covered by Eustis

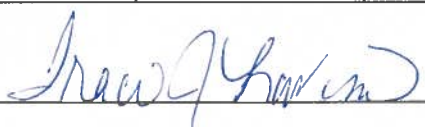
Unorganized in Franklin County			Unorganized in Oxford County		
Reddington Township	FR005 07819 T1 R2 WBKP	\$601,010.00	Township C	OX005 17818	\$3,089,730.00
Larg Township	FR006 07813 T2 R2 WBKP	\$6,582,960.00	Richardsontown Township	OX007 17816 T4 R1 WBKP	\$3,635,800.00
Davis Township	FR007 07806 T3 R3 WBKP	\$2,960,840.00	Adamstown Township	OX008 17801 T4 R2 WBKP	\$10,755,100.00
Setsontown Township	FR009 07823 T3 R4 WBKP	\$7,744,710.00	Lower Cupsuptic Township	OX009 17809 T4 R3 WBKP	\$1,129,380.00
Seven Ponds Township	FR012 07821 T3 R5 WBKP	\$1,860,420.00	Parkertown Township	OX010 17814 T5 R3 WBKP	\$3,089,190.00
Township D	FR022 07805 TD	\$102,650.00	Upper Cupsuptic Township	OX011 17819 T4 R4 WBKPT4 R4 WBKP	\$169,490.00
Township E	FR023 07807 TE	\$539,570.00	Lynchtown Town	OX012 17810 T5 R4 WBKP	\$1,917,620.00
		\$20,392,160.00			\$23,786,310.00

◀ 2025 CLEANING Bid Opening ▶ Town of Rangeley

Meeting Title : Cleaning Bid Opening
Date : 1/13/2025
Time : 11AM
Place : Town Office Conf. Room
In Attendance : **Internal:**
Patrick O'Neil / Traci Lavoie **External:** Chip Smith
Agenda :
Minutes Submitted By : Traci Lavoie
Minutes Submitted On : 1/13/2025

Action Items:

#	Action Item	Owner	Status	Comments
1.	Open Bid	Dove Cleaning Jackie Haley	Rcvd 1/13/25 9:35AM	Town Office - \$27,000 Rang Comf Stn - \$10,000 Oqu Comf Stn - \$10,000 SRE - \$1,600 Other - \$50/hr.
2.	Open Bid		Rcvd AM/PM	
3.	Open Bid		Rcvd AM/PM	\$
4.	Open Bid		Rcvd AM/PM	\$
5.	Open Bid		Rcvd AM/PM	\$

Witnessed: 

Notes: