



## TOWN MANAGER

**TO:** Board of Selectmen  
**FROM:** Joe Roach  
**RE:** October 6, 2025 Meeting Notes  
**DATE:** September 29, 2025

**#7.** I support the Fire Chief's request to purchase a replacement boat for Marine One. Chief will be in attendance to provide more info and answer questions.

Chief will also provide information about ISO ratings.

I am requesting authority to expend \$7,000 from the Roads Project Reserve for a handful of small paving tasks as noted on the estimate.

**#8.** An update from Franklin Savings: *"The Fed has lowered rates by 25 basis points. We will be lowering the Town's sweep rate, but because we appreciate and value your business, we are only lowering it 15 basis points. So, the rate will change from 3.93% to 3.78%. This will be effective beginning tomorrow 9/19."*

The hauler's license is on the agenda as a follow up to a previous meeting. Some members seemed interested in the possibility of further discussion.

**#9.** I recommend accepting the bid for Town Office flooring. It is less than what we budgeted for the project.

A letter to MaineDOT requesting authority to award the bid for the Scenic Byways Gateways is included. I recommend accepting the bid from EL Vining pending MaineDOT authority to award.

I am requesting authority to sell the surplus property referenced in the packet in accordance with the Town's Surplus Property Policy (Purchasing Policy).

Donna will be here to discuss a proposal for next steps for the Comprehensive Plan.

### **#12. Town Manager Report:**

I have communicated with both abutters on the private portion of Country Club Road that the Town used to plow by written agreement. Construction of a new parking lot is proposed in the

area of that road. I do not see that it is in the Town's interest to renew the agreement at this time and I have not heard any objection to not renewing.

Some replacement planks are being installed at Oquossoc Boat Ramp. The remaining new planks are expected to be delivered on October 20<sup>th</sup>.

I will be re-issuing the generator connection RFP for another round. You'll see results at a future meeting.

# TOWN OF RANGELEY BOARD OF SELECTMEN

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



15 School Street  
Rangeley, ME 04970  
Fax – 207.864.3578  
207.864.3326

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## MEETING OCTOBER 6, 2025, 5PM

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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 21, 2025 – Parks Commission, Regular Meetings
  - August 25, 2025 – Airport Commission, Organizational and Regular Meetings
  - August 27, 2025 – Planning Board, Regular Meeting
  - September 3, 2025 – Ordinance Committee, Regular Meeting
6. **Review of Minutes**
  - September 15, 2025 – BOS Regular Meeting
  - September 29, 2025 – BOS Special Meeting
7. **Consent Items**
  - Liquor License
    - Cornerside Operations, LLC – Corner Bar
  - Event Permits
    - Trunk or Treat – Rangeley Parks & Recreation
    - Halloween Cookout – Rangeley Rotary
  - Reserve Accounts
    - Fire Department Reserve – Eastern Seaboard Marine - \$25,214.50
    - Roads Project Reserve – Pike Industries - \$7,000
8. **Old Business**
  - CDARS
  - Select Board Bylaws – Second Reading
  - Commercial Solid Waste Hauler License
  - ISO Ratings Update
  - EMS Needs Assessment
  - Comp Plan Implementation – Next Steps

## **9. New Business**

- RFPs
  - Town Hall Flooring – RLBS - \$37,678.53
  - Scenic Byway Gateways
- Surplus Equipment

## **10. Correspondence**

- Community Concepts – Thank You

## **11. Read Into Record**

## **12. Town Manager Report**

- Calendar
  - November Election Timeline
    - October 5, 2025 – Absentee Ballots Available
    - October 20, 2025, 5PM – Second Public Hearing
    - October 28, 2025 – Last Day to Post Signed Warrant
    - November 1, 2025 – Last Day to Issue Absentee Ballots
    - November 4, 2025 – Special Town Meeting
    - November 18, 2025, 6PM - Quarterly Meeting
- Other Business
  - Monthly Financials

## **13. Selectboard Communication**

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

## **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

## **Park Commission Meeting**

August 21<sup>st</sup>, 2025 Members Present: Lindsey, Jim F, Jim J, Sam, Pat & Chief Caton

- I. Open Meeting  
Open meeting @ 5:43pm, met at town park @ 5:00pm for walk through
- II. Pledge
- III. Quorum met, and disclose conflict of interest -
- IV. Adjustments to Agenda - none
- V. Public to speak - none
- VI. Review of Minutes
  - July 17, 2025
    - I. Motion to accept minutes- Jim, 2<sup>nd</sup> Sam. All in favor (4-0)
- VII. Correspondence: none
- VIII. Permits
  - Trail Town Festival
    - Motion to accept trail town festival as present-Sam, 2<sup>nd</sup> Lindsey. All in favor (4-0)
- IX. New Business –
  - 1. Public parking: establish timeframe for trailer parking only, proposed sunrise to noon for trailer only and then open to anyone. We would need communication of overflow parking (more signage). Revisit rules and regulations over the winter. Possibly paving the “tear drop” and adding more trailer parking. Look at how many handicapped spots are needed in that particular parking area. Those who are in violation would only receive a parking violation, no towing according to Chief Caton. May need to establish and revisit what the ticket fee would be.
  - 2. Motorized scooters: language needs to be added to the rules and regulations. Committee to review the rules and regulations prior to next meeting.
- X. Continuing Business

- Town Park Gazebo- get pricing on labor for the gazebo. Committee in agreement on 12x24 pavilion. Patty is still waiting on estimates. Would like to see cameras and internet installed.
- Town Park Dock- has been talk of adding a bulkhead, adding that now would not allow an additional spots to be added to the dock. Will discuss further.

XI. Next Meeting – September 18<sup>th</sup>, @ 5:00 pm

XII. Adjourn Meeting: motion to adjourn @ 6:08pm by Sam, second by Jim F. All in favor (4-0)



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

**AIRPORT COMMISSION**

Jim Ferrara  
Larry Koob  
Harold Schaetzle  
John Sannizzaro  
Bill Gonet  
Ron Haines, Alternate  
Neil King, Alternate

Joe Roach, Airport Manager

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**August 25, 2025 4:30PM**  
**MEETING MINUTES**

**1. CALL TO ORDER – RECORD ATTENDANCE**

-Chairman Koob called the meeting to order at 4:30. Present were members Ferrara, Schaetzle, Gonet and Koob.

**2. ELECT CHAIRMAN**

-A motion was made by Mr. Schaetzle and seconded by Mr. Ferrara to postpone the election of officers until the next meeting.

VOTE: 4-0

**3. ELECT VICE-CHAIRMAN**

**4. DATE AND TIME OF AIRPORT COMMISSION MEETINGS**

**5. RULES OF PROCEDURE FOR AIRPORT COMMISSION MEETINGS (Robert's Rules of Order) – Vote to Adopt**

-A motion was made by Mr. Schaetzle and seconded by Mr. Koob to adopt Robert's Rules of Order.

VOTE: 4-0

**6. TOWN POLICIES**

- Code of Ethics
- Anti-Discrimination, Harassment, Sexual Harassment and Retaliation Policy
- Media Policy
- Remote Participation Policy

**7. ADJOURNMENT**

-The Commission ended the Organizational Meeting at 4:40PM and began its regular meeting.



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

**AIRPORT COMMISSION**

Jim Ferrara  
Larry Koob  
Harold Shaetzle  
John Sannizzaro  
Bill Gonet  
Ron Haines, Alternate  
Neil King, Alternate

Joe Roach, Airport Manager

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**August 25, 2025 4:30PM**  
**MEETING MINUTES**

**1. CALL TO ORDER – RECORD ATTENDANCE**

Chairman Koob called the meeting to order following the organizational meeting. Present were members Ferrara, Schaetzle, Gonet, and Koob.

**2. DECLARE A QUORUM AND DISCLOSE CONFLICT OF INTEREST**

None

**3. ADJUSTMENTS TO THE AGENDA**

None

**4. REVIEW OF MEETING MINUTES**

-A motion was made by Mr. Ferrara and seconded by Mr. Schaetzle to approve the Minutes from the June 30, 2025 meeting as presented.

**VOTE: 3-0-1 (Gonet)**

**5. PUBLIC TO SPEAK – NON-AGENDA ITEM**

Eddie Cammack asked when the septic system would be fixed. Pump out is scheduled for end of the month.

**6. CORRESPONDENCE TO BE READ INTO RECORD**

None

**7. REPORTS OF THE COMMISSION**

**8. REPORTS OF THE AIRPORT MANAGER**

-Septic system has been pumped.

-PAPI's have been certified.

-AWOS has been inspected by our consultant in the presence of FAA.

-Damaged tie-down has been reset and is awaiting paving.

-Trees off RWY 32 (12 Gile Rd) have been removed, closeout process ongoing.

-Aviation Technologies AMR

**9. OLD BUSINESS**

-Hangar Development List

-Mike Bebee, Marc Abouaf

-Hangar Development Discussion (Stantec) – Eddie Cammack will contact people on the hangar interest list.

-Project Updates (Stantec) – Dave Naduea will coordinate scheduling.



**10. NEW BUSINESS**

-Mr. Gonet introduced the idea of analyzing landing data and researching fees. He will bring information to the next meeting.

**11. ANNOUNCEMENTS**

None

**12. NEXT MEETING DATE**

-September 29, 2025 with walkthrough at the airport at 4:30.

**13. ADJOURNMENT**

A motion was made by Mr. Ferrara and seconded by Mr. Shaetlze to adjourn at 5:42 PM.

**VOTE: 4-0**

**These Minutes were approved by the Airport Commission on DATE – EJR.**



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

**PLANNING BOARD**

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

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August 27, 2025  
6:00 PM Regular Meeting  
Meeting Minutes

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

Staff: Breck Parker, Marti Belt

*Please see sign in sheet for public attendees*

1. Open Regular Meeting: 6:00 PM
2. Pledge of Allegiance
3. Declare Quorum and Disclose Conflict of Interest – J. Lewis to recuse from 304 Rumford Road application
4. Adjustments to the Agenda - None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
  - July 09, 2025 – Organizational Meeting
    - Noel Dolbier motion to accept minutes as written.
    - Jon Lewis second **Vote 5-0**
  - July 09, 2025 – Regular Meeting
    - Noel Dolbier motion to accept minutes as written.
    - Jon Lewis second. **Vote 5-0**
  - August 13, 2025 – Regular Meeting
    - Jon Lewis motion to accept minutes as written.
    - Peter Krauss second. **Vote 5-0**
7. Correspondence - None
8. New Business
  - Shoreland Zoning Permit Application – 304 Rumford Road, Map 027, Lot 013
    - Noel Dolbier motion to accept application as complete
    - Peter Krauss second. **Vote 4-0-1 (J. Lewis – abstained)**
    - Site visit scheduled for September 10, 2025, at 5:30 PM
9. Continuing Business - None
10. Next Meeting – September 10, 2025, 6:00 PM, following site visit
11. Adjourn Meeting
  - Lee Libby motion to adjourn at 6:04 pm
  - Noel Dolbier second **Vote 5-0**

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**

**ORDINANCE COMMITTEE**

Ethna Thompson, Chairman  
Scott Wilson, Vice-Chairman  
Carolyn Smith  
Valerie Zapolsky  
Marti Belt, Secretary

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September 03, 2025  
5:00 PM Regular Meeting  
Minutes

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Board Members: Ethna Thompson, Carolyn Smith, Scott Wilson (Valerie Zapolsky-absent)

Staff: Marti Belt

*Please see sign in sheet for public attendees if any*

1. Open the Meeting – 5:00 PM
2. Pledge of Allegiance
3. Adjustments to the Agenda - None
4. Public to Speak on a Non-Agenda Item - None
5. Review of Minutes
6. Correspondence
7. Continuing Business
  - Lighting (Dark Skies compliance)
    - Carolyn Smith motion to amend 1<sup>st</sup> sentence of 38.8.3.11 to include EV charging stations. **Vote 3-0**
    - Scott Wilson second.
    - Scott Wilson motion to accept 38.8.3.11 (i) through (v). **Vote 3-0**
    - Carolyn Smith second.
  - Sign Ordinance (internally illuminated signs)
8. New Business
9. Next Meeting – September 17, 2025, or October 01, 2025 at 5:00 PM
10. Adjourn Meeting
  - Scott Wilson motion to adjourn at 5:55 PM **Vote 3-0**
  - Carolyn Smith second.

*\*These minutes are not verbatim. Please see Town of Rangeley YouTube page for video\*MAB*

In Attendance: Ethan Shaffer, Chairman / James Jannace, Vice-Chairman / Samantha White / Jacob Bealieu / Keith Savage  
Staff: Joe Roach, Town Manager / Traci Lavoie, Assistant Town Manager

1. OPEN MEETING – DECLARE A QUORUM – 5:00PM
2. CONFLICT OF INTEREST DISCLOSURE – None
3. ADJUSTMENTS TO AGENDA – None
  - Mickey Wing – Casella
  - Jerry Amato – Archies  
Please see video for discussion.
  - Open Public Hearing – General Assistance Appendices – 5:22PM
  - Close Public Hearing – 5:25PM
4. PUBLIC TO SPEAK ON A NON-AGENDA ITEM – None
5. BOARDS & COMMITTEES – Provided
  - Ethna Thompson – Ordinance Committee Update
  - July 9, 2025 – Planning Board, Organizational and Regular Meetings
  - August 6, 2025 – Ordinance Committee, Organizational and Regular Meetings
  - August 13, 2025 – Planning Board, Regular Meeting
6. REVIEW AND APPROVE MEETING MINUTES
  - September 2, 2025 – Regular Meeting  
Vice-Chairman Jannace motioned to approve with any additions or corrections.  
Selectman Savage second VOTE: 5-0
7. CONSENT ITEMS
  - General Assistance Appendices  
Vice Chairman Jannace motioned to adopt as presented.  
Selectman White second VOTE: 5-0
  - Liquor License  
Furbish Brewhouse and Eats  
Vice-Chairman Jannace motioned to approve the liquor license for Furbish.  
Selectman Savage second VOTE: 5-0

Vice-Chairman Jannace motioned to approve the liquor license for C&C Food Design.  
Selectman Savage second VOTE: 5-0

- Airport Reserve – Stantec – Crack Repair and Markings - \$33,992  
Vice-Chairman Jannace motioned to authorize expenditure from the Airport Reserve in the amount of \$33,992 for crack repair and markings.  
Selectman White second VOTE: 5-0

- Appointment – Haley Pond Ad Hoc Committee  
Selectman White motioned to appoint James Jannace to the Haley Pond Ad Hoc Committee for a term of one year.  
Selectman Savage second VOTE: 5-0

#### 8. OLD BUSINESS

- Rt. 4 Study Request Findings / HOLA Concerns  
Vice-Chairman Jannace motioned to authorize the Town Manager to speak with the new Planner at DOT to explore costs of traffic calming measures.  
Selectman Savage second VOTE: 5-0
- Select Board Bylaws – First Reading  
Vice-Chairman Jannace motioned to approve the first reading of the Select Board Bylaws reflecting the meeting start time of 5PM.  
Selectman White second VOTE: 5-0

#### 9. NEW BUSINESS

- RFP – Winter Sand Bid  
Vice-Chairman Jannace motioned to award M&H the winter sand bid at \$14.85 cu yd / \$44,550 total.  
Selectman Savage second VOTE: 5-0

#### 10. CORRESPONDENCE – None

#### 11. READ INTO RECORD – None

#### 12. TOWN MANAGER REPORT

- Calendar  
September 16, 2025 – Special Town Meeting – Comp Plan / Signs  
September 27, 2025, 1PM – Child Care Center Ribbon Cutting

##### November Election Timeline

September 25, 2025 – Last Day to Post Notice of Public Hearing  
October 5, 2025 – Absentee Ballots Available  
October 25, 2025 – Last Public Hearing – No Changes  
October 28, 2025 – Last Day to Post Signed Warrant  
November 1, 2025 – Last Day to Issue Absentee Ballots  
November 4, 2025 – Special Town Meeting

November 18, 2025, 6PM – Quarterly Meeting

- Other Business Provided  
Monthly Financials for Next Meeting

13. SELECTBOARD COMMUNICATION

Selectman Savage – The Child Care Center will have a buzzer system for entering.

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)(C) – Acquisition of Real Property or Economic Development
- Vice-Chairman Jannace motioned the Board into executive session pursuant to M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(C) – Acquisition of Real Property or Economic Development at 5:50PM.

Selectman White second

VOTE: 5-0

Chairman Shaffer brought the Board out at 6:53PM

Vice-Chairman Jannace motioned to authorize the Town Manager to sign a Purchase and Sale agreement for a particular parcel in Rangeley.

Selectman White second

VOTE: 5-0

Vice-Chairman Jannace motioned to hold a Special Board of Selectmen Meeting on September 29, 5PM with Public Hearing to immediately follow.

Selectman White second

VOTE: 5-0

- M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(F) – Discussion of Confidential Records

Vice Chairman Jannace motioned the Board into executive session pursuant to M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6)(F) – Discussion of Confidential Records at 6:16PM.

Selectman White second

VOTE: 5-0

Chairman Shaffer brought the Board out at 6:24PM

Vice-Chairman Jannace motioned to cut a check to M&H for \$82,712 as progress payment at the Oquossoc Boat Ramp.

Selectman Savage second

VOTE: 5-0

15. ADJOURNMENT

Vice-Chairman Jannace motioned to adjourn at 6:24PM.

Selectman White 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

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



15 School Street  
Rangeley, ME 04970  
Fax – 207.864.3578  
207.864.3326

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## SPECIAL MEETING SEPTEMBER 29, 2025, 5PM

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In Attendance: Ethan Shaffer / James Jannace / Samantha White / Jacob Beaulieu / Keith Savage  
Staff: Joe Roach, Town Manager / Traci Lavoie, Assistant Town Manager  
See Sign-in for Public Attendance

### 1. Call Meeting To Order & Declare a Quorum – 5PM

- M.R.S.A. Title 1, Chapter 13, Subchapter 1 §405(6)(C) – Acquisition of Real Property or Economic Development – Not Needed
- Open Public Hearing – Possible Acquisition of Real Property – 5PM  
Discussion: At the next Public Hearing, the appraised value, estimated cost of demolition, zoning issues, and if available, environmental assessment will be provided.
- Close Public Hearing – 5:23PM

### 2. Consent Items

- Sign Warrant for Special Town Meeting Nov. 4, 2025  
Vice-Chairman Jannace motioned to sign the warrant for Special Town Meeting on November 4, 2025.  
Selectman White second NO VOTE

Vice-Chairman Jannace motioned to amend his motion to include the word “unassigned” in the article.

Selectman White second VOTE: 5-0

### 3. Schedule 2<sup>nd</sup> Public Hearing

- Calendar  
November Election Timeline
  - October 5, 2025 – Absentee Ballots AvailableVice-Chairman Jannace motioned to hold the second Public Hearing on Oct. 20, 2025, 5PM  
Selectman White second VOTE: 5-0
  - October 25, 2025 – Last Public Hearing – No Changes
  - October 28, 2025 – Last Day to Post Signed Warrant
  - November 1, 2025 – Last Day to Issue Absentee Ballots
  - November 4, 2025 – Special Town Meeting

### 4. Adjournment

Vice-Chairman Jannace motioned to adjourn at 5:33PM

Selectman White second VOTE: 5-0

TOWN OF RANGELEY  
TOWN CLERK'S OFFICE  
15 School Street  
Rangeley, ME 04970

CORNER BAR  
REC'D 9/17/25

To simplify the process of approving your State Liquor License renewal application we have created this cover letter to accompany the application to the Board of Selectmen. The Board is concerned there is not enough uniformity application to application and expects the same effort from each vendor when going through this process.

We hope these helpful steps will guide you through the process as it pertains to the municipality.

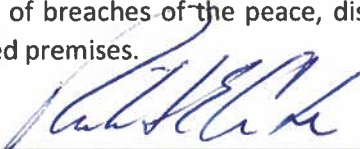
1. Sections 1 and 2 should be filled out in their entirety.
2. When answering questions 3 thru 11, question number 4 does not have to be filled out at the municipal stage and will be blocked out if you do choose to answer it.
3. Questions 12 thru 20 should be filled out in their entirety.
4. The supplementary questionnaire and on premises diagram are not necessary for municipal purposes.
5. All questions should be thoroughly answered except where noted above and not applicable (N.A) should be placed on the lines where it applies.
6. The Board has requested that a representative for the establishment be present at the meeting at which the application will be discussed (meetings first and third Monday of the month, **applications must be received by the Wednesday prior to meeting you wish to be on agenda**).

Please note that these are steps to make the process easier on the municipal end and in no way affect how the application should be turned into the State of Maine once approved by this municipality.

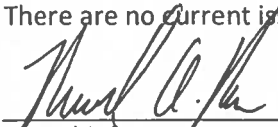
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**FOR OFFICE USE ONLY**

The applicant has not been convicted of a Class A, Class B or Class C crime and there have not been repeated incidents of record of breaches of the peace, disorderly conduct, vandalism, or other violations of law on or in the vicinity of the licensed premises.

  
\_\_\_\_\_  
Police Department

There are no current issues on the local level with applicant.

  
\_\_\_\_\_  
Fire Chief

There are no zoning violations on record.

  
\_\_\_\_\_  
Code Enforcement Officer

**\*\*NEW APPLICATIONS WILL REQUIRE A PUBLIC HEARING PRIOR TO BOARD APPROVAL\*\***





## Application Copy

File Number: 100443

Job Type: Renewal Application

LICENSE #

CAL-21-105330

APPLICATION DATE RECEIVED

2025-09-17

LICENSE TYPE

On-Premises: Beer, Wine & Spirits

LICENSEE

CORNERSIDE OPERATIONS LLC

AGENT NAME

EFFECTIVE DATE

2024-12-31

EXPIRES

2025-11-08

STATUS

Active

PREMISES NAME

Corner Bar

NEW SECONDARY LICENSE(S)

None selected

PREMISES TYPE

Class A Lounge

PREMISES NAME

Corner Bar

OPERATOR

CORNERSIDE OPERATIONS LLC

PHYSICAL ADDRESS

2485 MAIN ST RANGELEY ME 04970

MAILING ADDRESS

2485 MAIN ST RANGELEY ME 04970

CONTACT NAME

STEVEN L JAMISON

PREFERRED CONTACT METHOD

Email

CONTACT PHONE  
(207) 864-3020

ALTERNATE PHONE

FAX

EMAIL  
stevejamison28@gmail.com

## QUESTIONS

### **On-Premises: Beer, Wine & Spirit**

1. Is your business (including any DBA) registered and in good standing with the Maine Secretary of State?

Answer "No" if you are a Sole Proprietor.

Yes  
20234133DC

2. Does the licensee or applicant(s) have any interest in any other Maine Liquor License?

No

3. Is the applicant/licensee an individual, partnership, or association?

No

4. Are all licensees/applicants residents of the State of Maine?

Yes

5. Is your license for a club with a membership?

No

6. Is your license application for Vessel Corporation?

No

7. Do you have a valid and current health license issued by Maine Department of Health and Human Services OR the Department of Agriculture?

Yes  
(document uploaded)

8. Do you have a license from the Office of the State Fire Marshal?  
Contact (207) 626-3870 to determine whether licensure is necessary.

No

Licensure not required

9. Will any law enforcement officer directly benefit financially from this license, if issued?

No

10 Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

No

11 Is the licensee/applicant(s) directly or indirectly giving aid or assistance in the form of money, property, credit, or financial assistance of any sort, to any person or business entity holding a liquor license granted by the State of Maine?

No

12 Do you have a manager employed?

No

13 Has any of the listed applicants, an immediate family member of an applicant, or an employed manager been denied a liquor license or had a liquor license revoked within the last 5 years?

No

14 Is any of the listed applicants the spouse, father, mother, child or other immediate family member of a person whose liquor license has been revoked or denied in the last 6 months?

No

15 Has any licensee/applicant or employed manager ever been convicted of any violation of the liquor laws in Maine or any State of the United States within the last 5 years?

No

16 Has the licensee/applicant(s) or manager ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States?

No

17 Does the licensee/applicant(s) own the premises?

Yes

18 At which address are your business records located?

2485 Main St  
Rangeley, ME 04970

19 What will be your business hours? Please indicate each day's open and close times.

4pm-9pm Tuesday thru Saturday

20 Please provide the name and distance from the premises to the nearest school, school dormitory and place of place of worship, measured from the main entrance of the premises to the main entrance of the school, school dormitory and place of worship by the ordinary course of travel.

Rangeley Baptist Church 200 Ft

21 Is your application for a Hotel or Bed & Breakfast?

No

22 What is the gross food income for the licensure period that will end on the expiration date?

[REDACTED]

23 What is the gross income from beer, wine, and spirits for the licensing period ending on the expiration date?

[REDACTED]

24 Do you have a food menu?

Yes

(document uploaded)

25 How many seats do you have?

50

26 How many bathrooms do you have available to the public?

2

#### DOCUMENTS

| TYPE                                | FILE NAME                                           | DESCRIPTION    |
|-------------------------------------|-----------------------------------------------------|----------------|
| Food Menu                           | Early Summer 2024.pdf                               | Sample menu    |
| Supplemental Ownership Form         | 102 Supplemental Ownership Form and Affidavit-2.pdf | Ownership form |
| Maine Health or Agriculture License | ME DHHS Lic.jpeg                                    |                |
| Premises Floor Plan                 | Floor plan.jpeg                                     |                |

#### APPLICANT

**CORNERSIDE OPERATIONS  
LLC**

#### DECLARATION

- ☒ I certify that I am the applicant as described in this application, or that I am duly authorized to submit this application on the applicant's behalf.

All information provided in this application is accurate and correct. I understand that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Town of Rangeley  
Select Board Approval Page

Date:

\_\_\_\_\_  
Ethan Shaffer, Chairman

\_\_\_\_\_  
James Jannace, Vice-Chairman

\_\_\_\_\_  
Samantha White

\_\_\_\_\_  
Jacob Beaulieu

\_\_\_\_\_  
Keith Savage





**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: Town of Rangeley  
Event Location: Town Park  
Name of Event: Trunk or Treat  
On Site Contact Person: Patrick O'Neil  
Address: 15 School St. Rangeley ME 04970  
E-mail Address: Parks @ RangeleyME, org  
Primary Phone: 207-864-3326 Secondary: 207-864-2294 Fax: \_\_\_\_\_  
Date of Event: October 31, 2025 Rain Date: NO RAIN DATE  
Event Times: Start Time: 3:00 pm End Time: 6:00 pm Expected Attendance: 50+

Please provide a detailed description what your event entails: We will have cars lined up down Park Rd. Each car will be handing out candy from there from 3pm till around 6:00pm.

Please list the public facilities, parks, streets or public property you are requesting use of for this event: We will be using Park Rd and Chamber parking lot for this event.

**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) Park Rd. 2:30 - 6:00pm

**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. Park Rd. from 2:30pm till 6:00pm.

**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: Bottled water

Describe process to collect all waste and garbage generated by event: Trash cans will be put out around event.

**Will there be use of amplified sound?**

☐ Yes ☒ No

If yes, please list the decibel level (if known) and duration. \_\_\_\_\_

**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 Help with traffic control @ entrance of Park. Heavy foot traffic.

☐ Fire Department \_\_\_\_\_

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

Parks and Recreation cones and barricades for road closures.

☐ Highway Department \_\_\_\_\_

☐ Solid Waste \_\_\_\_\_

☐ Sewer Department \_\_\_\_\_

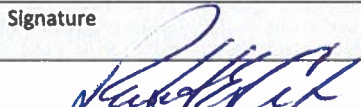
The undersigned acknowledges that the requested area must be cleaned and restored to its original appearance and the same condition.

Signature: Baturov Date: 9/15/25

For administrative use only:

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

Paid on: \_\_\_\_\_

| Department  | Signature                                                                           | Date    | Approve | Deny | N/A | *Dept Comments |
|-------------|-------------------------------------------------------------------------------------|---------|---------|------|-----|----------------|
| Police      |  | 9/18/25 | ✓       |      |     |                |
| Fire        |  | 9/18/25 | ✓       |      |     |                |
| Parks       |  | 9/15/25 | ✓       |      |     |                |
| Highway     |                                                                                     |         |         |      |     |                |
| Solid Waste |                                                                                     |         |         |      |     |                |
| Sewer       |                                                                                     |         |         |      |     |                |

\*Signature confirms all necessary Municipal Services will be provided

Town Manager\*: \_\_\_\_\_

9/18/25

## 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:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_

\_\_\_\_\_

Park Commission Chairperson:

Date: 9/17/25

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

Halloween in downtown Rangeley 😊

Organization/Applicant requesting use: Rangeley Rotary

Event Location: Haley pond park

Name of Event: Halloween cookout

On Site Contact Person: Beth Eastlack

Address: 17 Richardson St. PO Box 1209

E-mail Address: beth@rangeleyrentals.com

Primary Phone: 603-5270 Secondary: 864-9065 Fax: \_\_\_\_\_

Date of Event: 10/31/25 Rain Date: 11/1/25

Event Times: Start Time: 2:30 End Time: 5 pm Expected Attendance: 50+

PENDING  
CERTIFICATE  
OF LIABILITY

Please provide a detailed description what your event entails: \_\_\_\_\_

We would love to offer feed food  
and drinks to local families after their a meeting  
and do a costume contest. 😊

Please list the public facilities, parks, streets or public property you are requesting use of for this event: Haley pond park

pond 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. We would love to

close pond st. to traffic 2:30 - 5 pm if possible

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: boiled water

Describe process to collect all waste and garbage generated by event: We will be in

charge of cleaning up after

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

If yes, please list the decibel level (if known) and duration.\_\_\_\_\_

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 just to have police around - aware of lots of wakes that day

☒ Fire Department same as above?

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

☒ Parks and Recreation could we request cones + crosswalk signs - xvc wash cone?

☐ 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: [Signature] Date: 9/12/25

For administrative use only:

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

Paid on: \_\_\_\_\_

| Department  | Signature   | Date    | Approve | Deny | N/A | *Dept Comments |
|-------------|-------------|---------|---------|------|-----|----------------|
| Police      | [Signature] | 9/18/25 | ✓       |      |     |                |
| Fire        | [Signature] | 9/18/25 | ✓       |      |     |                |
| Parks       | [Signature] | 9/18/25 | ✓       |      |     |                |
| Highway     |             |         |         |      |     |                |
| Solid Waste |             |         |         |      |     |                |
| Sewer       |             |         |         |      |     |                |

\*Signature confirms all necessary Municipal Services will be provided

Town Manager\*: [Signature] 9/18/25

## 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: \_\_\_\_\_  
\_\_\_\_\_

Park Commission Chairperson: \_\_\_\_\_

Notes:

Date: 9/17/21



# RANGELEY FIRE RESCUE

ESTABLISHED 1894

Chief Michael Bacon

(207) 864-3800  
FireChief@rangeleyme.org

**Michael A. Bacon**  
Chief Rangeley Fire Rescue  
15 School Street  
Rangeley ME 04970

**Date:** September 30<sup>th</sup>, 2025

**To:** Town Manager

---

**Subject: Reserve Request Marine 1 Replacement**

Joe Roach,

As Rangeley Fire Rescue started preparing for the upcoming budget season, Marine 1 became a quick topic for replacement. Over the past few years, we have begun having trouble with the boat that included: wiring issues, equipment failing, leaks, engine trouble, and the failure of the bilge pump. The issues are numerous, and the recommendation is to take it out of service.

As we started to work up a plan for next year, the attached 2004, 22' Willard Riverine came on the market in Maine. The listed price at that time was \$35,000.

The Willard Riverine series is designed as a shallow draft boat that is specifically engineered for military and first responder agencies. The hull is designed to withstand impacts. Some of the design specialties include: search and rescue, flooded area response, disaster response, and shallow water operations.

Rangeley Fire Rescue routinely uses the current Marine 1 to respond rapidly to water rescue operations as well as partnering with the Maine State Wardens Service, Maine State Forestry, Rangeley Public Works and Rangeley Code Enforcement.

The Willard Riverine retailed between \$119,000 with no motors to \$449,000 fully equipped.

Surprised by the listing, I went and talked with the owner of Eastern Seaboard Marine. I found that he had purchased the boat through the military. The boat is in excellent condition with the motors recently being rebuilt/reconditioned in his shop. During our conversation I was able to get his price down to \$25,214.50.

I would like to request permission to purchase this Willard Riverine from the fire department reserve account which has a current balance of \$250,241.30.

This boat is in excellent, ready to go condition and will serve the department for the next 10 years or more.

---

**RANGELEY STATION 1**  
15 School St - Rangeley ME 04970



**OQUOSSOC STATION 2**  
15 School St - Rangeley ME 04970





# RANGELEY FIRE RESCUE

ESTABLISHED 1894

Chief Michael Bacon

(207) 864-3800  
FireChief@rangeleyme.org

If approved, I would also like to request permission to list the current Marine 1 as surplus under the direction of the Town Manager.

Yours in Service,

Michael A. Bacon  
Chief Rangeley Fire Rescue



RANGELEY STATION 1  
15 School St - Rangeley ME 04970



OQUOSSOC STATION 2  
15 School St - Rangeley ME 04970



# PIKE INDUSTRIES

A CRH COMPANY

AN EQUAL OPPORTUNITY EMPLOYER  
ESTABLISHED 1872

MAINE OFFICE  
95 Western Avenue, Fairfield, ME 04937  
Phone: (207) 453-9381 Fax: (207) 453-2557

|                          |                                            |                    |                |
|--------------------------|--------------------------------------------|--------------------|----------------|
| <b>To:</b>               | Town Of Rangeley                           | <b>Contact:</b>    | Earl Ross      |
| <b>Address:</b>          | 15 School Street<br>Rangeley, ME 4970      | <b>Phone:</b>      | (207) 864-3326 |
|                          |                                            | <b>Fax:</b>        | (207) 864-3578 |
| <b>Project Name:</b>     | Town Of Rangeley- 2025 Paving- Hand Paving | <b>Bid Number:</b> |                |
| <b>Project Location:</b> | Various Locations, Rangeley, ME            | <b>Bid Date:</b>   | 4/16/2025      |

| Item # | Item Description | Estimated Quantity | Unit | Unit Price | Total Price |
|--------|------------------|--------------------|------|------------|-------------|
| 403    | Hand Pave        | 20.00              | TON  | \$350.00   | \$7,000.00  |

**Total Bid Price: \$7,000.00**

**Notes:**

- AC Price Adjustment shall be paid in its entirety to Pike Industries, Inc. per the Construction Contract.
- Worldwide energy and petroleum markets continue to be volatile, consequently Pike Industries Inc. reserves the right to withdraw this quote if not accepted within 7 days. If we do not receive a response (acceptance subject to project award) to this quote in 7 days, it will become null and void.
- Pike Industries, Inc. reserves the right to adjust unit prices based on total revenues awarded.
- Pike Industries, Inc. is not responsible for liquidated damages, or any disincentives associated with the work as quoted.
- Hot Mix Asphalt (HMA) as quoted is free of Refined Engine Oil Bottoms (REOB's). For more information regarding REOB's, a listing of states that have currently banned their use and potential detriments to HMA please go the following website:  
<http://commonwealthmagazine.org/transportation/004-laying-it-down-testing-it-later/>
- Park Rd. Island area- 6 tons, boat launch area- 1.5 tons, Culvert repair- 6 tons Bath House area- 2 tons Airport- 3 tons Cross St. 2 ton

**Payment Terms:**

Net 30 Days

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and are hereby accepted.

**Buyer:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**PII - ME (Fairfield)**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Gerard Bourassa  
Gerard.Bourassa@pikeindustries.com



Office of:

Selectmen  
Town Manager  
Assistant Town Manager  
Treasurer  
Tax Collector  
Police Department  
Fire Department

Telephone: 207.864.3326

Office of:

Town Manager  
Assistant Town Manager  
Finance Director  
Town Clerk  
Code Enforcement Officer  
Parks & Recreation  
Assessor  
Public Works

Fax: 207.864.3578

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

## **Select Board Bylaws**

### **Section 1. Purpose and Scope**

The purpose of these bylaws is to establish reasonable rules of procedure for Select Board (Board) meetings and to promote the fair, orderly and efficient conduct of the Board's proceedings and affairs and shall not be used to defeat the purpose of, or to supersede local ordinances or Federal and State statutes. These bylaws shall govern the Board's practices and procedures and shall not conflict with Town ordinances or State or Federal statutes. These rules by necessity shall be reviewed and amended from time to time as the need arises and to meet the needs of future Boards.

### **Section 2. Parliamentary Authority**

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Board in all cases to which they are applicable and in which they are not inconsistent with these bylaws.

### **Section 3. Selectman Responsibilities**

In accordance with M.R.S.A., Title 30-A § 2635, "the Select Board as a body shall exercise all administrative and executive powers of the Town except as provided in this sub-chapter." The Board of Selectmen shall deal with administrative services solely through the Town Manager. Further in M.R.S.A., Title 30-A § 2635, it states, "this section does not prevent the Board of Selectmen from appointing committees or commissions of its own members or of citizens to conduct investigations into the conduct of any official or department, or matter relating to the welfare of the Town."

The Town of Rangeley has a Town Meeting - Select Board - Town Manager form of government which works to set policy, budget, and strategic direction in the best interests of the municipality as a whole.

The five-member Select Board are elected on staggered terms by the voters of Rangeley through the annual town meeting. The Select Board hold the powers and duties afforded to them under Maine law, as well as Town ordinances. The powers and duties of the Select Board shall include, but not be limited to:

- The appointment of members of the Planning Board, the Appeals Board, and other boards, committees and commissions as provided by statute, ordinance or other ad-hoc needs as determined by the Select Board.
- To propose to the Town Meeting the enactment or repeal of ordinances which require approval by Town Meeting.
- To adopt, amend or repeal policies and regulations which do not require approval by a Town Meeting.
- To provide for the granting of licenses and permits for the conduct of any business in accordance with statute for such periods of time and in accordance with such fees as the Select Board may establish.
- To recommend a budget to the Annual Town Meeting.
- To oversee Town finances; and
- To oversee all activities within the Town government.



Only through actions taken during a meeting, as outlined below, shall the Board operate. No individual member shall direct any employee or contractor, nor does any member possess the ability to negotiate on behalf of the town. Any action which takes place outside of a meeting must be delegated by the Board such as contract negotiation, information gathering, etc.; results of such action will be reported back to the full Board for final approval.

A majority of the Board constitutes a quorum. As a five-member Select Board, the quorum for Board action is three. If a quorum cannot be obtained, the meeting may be adjourned until a time and place certain of a quorum.

#### **Section 4. Town Manager**

The Town Manager is the only employee who directly reports to the Select Board. All other employees of the Town of Rangeley report to the Town Manager, who is responsible for the day-to-day operations of Town government. The Town Manager attends meetings of the Select Board and advises the Board on the policy and strategic direction in Rangeley's best interest. The Town Manager serves at the pleasure of the entire Select Board and advances the goals the Board sets forth. The duties of the Town Manager are consistent with Maine's Town Manager Plan statute (M.R.S.A., Title 30-A § 2636).

#### **Section 5. Officers and Their Duties**

Officers of the Board shall consist of a Chair and a Vice-Chair to be chosen annually at the first Board meeting in July after the annual town meeting by and from Board members. The election of Chair shall be by nomination and vote of the current Board and requires no qualification other than being a duly elected and sworn Select Board member. All members of the Select Board are required to vote. The Chair shall preside at all Board meetings and shall have the authority described below.

In the absence of the Chair, the Vice-Chair shall preside and shall have the same authority. If the Chair and the Vice-Chair are absent the most senior Select Board member, based on uninterrupted years of service, shall preside as Chair pro-tempore. If there is more than one senior member, the Chair shall be selected by a vote of the Select Board.

#### **Section 6. Chair Privileges**

The Chair may move, second, declare by unanimous consent, subject to the following limitations. If any objection by another Select Board member is heard, the Chair shall hear any question in regular order subject to a motion, a second by a different Select Board member, discussion, and a vote.

#### **Section 7. Seating Arrangement**

Members shall occupy the respective seats in the Board meeting room closest to the Chair.

#### **Section 8. Attendance**

No Select Board member shall be excused from attendance at a Board meeting without notification to the Chair prior to the meeting. Attendance is expected except when a Board member notifies the Chair prior to the meeting.

When a member is not available for more than four unexcused regular the Select Board member shall be subject to censure.

#### **Section 9. Meetings**

A meeting consists of a quorum of Board members gathered at the same location to discuss Town business.

Regular meetings of the Board shall be held on the first and third Monday of each month, at 6 5PM in the Town Office Conference Room unless otherwise posted.

Notice of all Board meetings shall be given as required by policy and law by the Town Manager or Assistant Town Manager, and all such meetings shall be open to the public except as otherwise provided by law. This notice requirement does not preclude the Board from making a trip i.e., site walk during the meeting if circumstance requires. Whenever possible, this intention should be reflected in the agenda.

No business may be conducted by the Board except at a duly called and noticed meeting or without a quorum consisting of a majority of the Board being in attendance.

It is the Town of Rangeley's policy that public notice will be given for all regularly scheduled meetings by means of the Standing Monthly Meeting list (permanently posted) and no less than three (3) days in advance for all other meetings, workshops, public proceedings, and public hearings. The Board Secretary will present an agenda for posting to the website when available but lack of such posting will not render the proceeding illegal.

## **Section 10. Special & Emergency Meetings**

In the event of an emergency meeting, local representatives of the media shall be notified of the meeting, whenever practical, the notification to include time and location, by the same or faster means used to notify the members of the agency conducting the public proceeding. The meeting will then be lawful even if no members of the media or public attend.

A Special or Emergency Meeting may be called by one of three methods:

- The Chair may call a Special Meeting at any time.
- The Chair shall call a Special Meeting if requested by a quorum of Select Board members.
- A Special Meeting may be called by the Vice-Chair if the Chair may not be reached by normal methods.

## **Section 11. Meetings to Execute Documents**

If logistics require Select Board members to execute a document, approve a warrant or sign an order outside of the time of a regularly scheduled or Special Meeting, another meeting does not have to be called, providing an approved order exists from a properly noticed public proceeding and record of that proceeding reflects the actual execution will occur outside of the meeting.

## **Section 12. Meeting Length**

All Board meetings, workshops or executive sessions should, except in extraordinary circumstances, adjourn at or before 9PM.

## **Section 13. Continued Sessions**

Any session of the Board may be continued or adjourned from day-to-day or for more than one day, but no adjournment shall be for longer period than until the next regular meeting.

## **Section 14. Executive Session**

Board members are allowed to go into an executive session to deliberate on the matters authorized by 1 MRSA §405 and no others.

The executive session can only be entered after a motion has been made in public session to go into executive session. The motion must carry by at least 3/5<sup>th</sup> of the members in attendance.

The nature of the business to be discussed must be a part of that motion, although the wording of the motion, obviously, may not substantially reveal the sensitive information which the law intends to protect by the executive session process.

No topic other than that referred to in the motion shall be discussed during executive session. The executive session shall be held in such place as to ensure the privacy of the meeting and the Chair shall determine the public and staff allowed to attend in the executive session.

All matters discussed during executive session shall be held in strictest confidence by the Board and shall not be discussed with or divulged to any person other than a fellow Board member or persons in attendance at the executive session. Any violation of this confidentiality requirement shall be deemed to be malfeasance of office and shall subject the offending Board member to sanction by the Board.

No official action shall be finally approved at an executive session. Since minutes of an executive session will become public record, they should only be taken when the contents of the meeting are desired to become public.

## **Section 15. Workshops**

Workshop sessions may be scheduled by the Chair for the purpose of disseminating information for Board enlightenment and evaluation or for the discussion or refinement of future agenda items. Workshop sessions are considered meetings of the Board.

Members of the public are invited to attend any workshop session but will not be allowed to participate in the workshop. Prior to adjourning any workshop session, the Board will provide time for members of the public to address the session to provide information relevant to the subject being explored or to ask questions, through the Chair, relating to the subject of the workshop session.

No formal vote shall be taken on any matter under discussion, nor shall any Board member enter into a commitment with another respecting a vote to be taken subsequently in a public meeting of the Board, but an informal vote on any matter under discussion may be taken.

## **Section 16. Hearings**

Public hearings of the Board shall be called as required by law or on such other occasions as a majority of the Board may deem appropriate. Notice of all such hearings shall be given as required by law and shall include the date, time and place of the hearing and a general description of the subject matter.

The Chair shall convene all hearings by describing the purpose of the hearing and the general procedures to be followed. The Board may receive any oral or documentary evidence but shall exclude unduly repetitious evidence, provided. The Town Attorney may note that evidence does not appear to meet the Maine Rule of Evidence, but the Board can still consider the evidence.

Every party shall have the right to present its case in the order determined by the Chair and without interruption, provided, however, that the Chair may impose such reasonable time limits as may be necessary to ensure that all parties have an adequate opportunity to be heard. In any adjudicatory proceeding, including proceedings on licenses, permits or other approvals, every party shall also have the right to submit rebuttal evidence and to conduct cross-examination of any other party through the Chair, provided, however, that the Chair may impose such other reasonable limitations as may be necessary to prevent an abuse of process.

## **Section 17. Agenda Items**

All agenda items shall be, under normal circumstances, submitted to the Town Manager three (3) working days prior to any regular or special meeting by 12:00 noon. The Town Manager will draft the agenda. The Chair or any two Select Board members, communicating through the Chair, may add an item to the agenda. In the event that a matter shall arise which was not submitted to the Town Manager within the proper time frame, then that item shall be presented to the Chair as soon as possible. The first draft agenda will normally be available through public posting on the website the Friday prior to the Select Board meeting.



The order of business at regular meetings should include the following:

1. Call to Order / Quorum
2. Conflict of Interest
3. Adjustments to the Agenda
4. Public to Speak on a Non-agenda Item
5. Boards & Committees
6. Review of Minutes
7. Consent Items
8. Old Business
9. New Business
10. Correspondence
11. Read Into Record
12. Town Manager Report
13. Select Board Communication
14. Executive Session(s)
15. Adjournment

### **Section 18. Board Process**

As each item on the agenda for any meeting is brought to the floor for discussion, the sponsor of each item or, if there is no Board sponsor, the Town Manager shall first be allowed to present their initial comments for consideration by the public and other Board members. Following this introduction of the issue, there will be time devoted to any questions of the sponsor or the Town Manager regarding the agenda item which any Board member may have which would help to clarify the question presented by the agenda item. The Chair shall allow questions during this time, and no debate or discussion of collateral issues shall be permitted. Once the agenda item has been explained by its sponsor or the Town Manager and clarified by any questioning as provided above, by a vote of the Board, the Chair shall open public comment.

There will be time devoted for any resident, taxpayer or authorized representative of an organization resident or taxpayer of the Town of Rangeley to address the Board regarding this particular agenda item provided that the public follows the rules of public comment described below.

### **Section 19. Public Comment**

Rules of Public Comment:

1. After recognition of the Chair, the speakers will be required to identify themselves by stating their name, first and last, and residence address prior to sharing their comments.
2. The speakers will be asked not to be repetitious of comments already made to the Select Board in the interests of the most efficient use of time.
3. Any comment by the public shall be limited to the expression of opinions or concerns regarding the agenda item.
4. All comments shall be directed to the Chair. No public comment shall be allowed which has the effect of embarrassing or attacking the character of any individual or Board member.
5. No complaints or allegations will be allowed in public concerning any staff member or any person connected to the Town of Rangeley.
6. Complaints will be referred to the Town Manager for investigation.
7. If unresolved the issue will be brought to the Select Board.
8. Complaints regarding the Town Manager must be brought to the Chair of the Select Board for investigation and resolution; and to the full Select Board if unresolved by the Chair.

After listening to any input from the public present, the Chair will close public comment on the issue and then provide for debate and vote of the issue by the Board. Any further information requested by the speaker shall be referred to the Town Manager to research the matter and make a recommendation to the Select Board.

If any member of the Public violates the rules of public decorum, the Chairman or a majority of the Board may expel that member of the Public from the meeting. If the member of the public refuses to leave the meeting, the Chair or a majority of the Board may order law enforcement to remove the member of the public.

A Board member shall not be permitted to speak as a member of the public during any public comment periods, except on a matter where the Board member has recused himself or herself in order to assert or protect his or her personal interests or property rights. Recusal requires the member to abstain from Board deliberation and voting.

The Chair or a majority of the Select Board may close public comment at any time.

## **Section 20. Participating and Voting**

Any action of the Board shall require the affirmative vote of a quorum of its membership of not less than three members unless otherwise provided by law.

No member may participate or vote in any matter in which the member has a conflict of interest or other disqualification as defined by law. Members have the responsibility to declare conflicts they may have as quickly prior to the consideration of a given agenda item. Any question of whether a member has such a conflict of interest or other disqualification shall be decided by majority vote of the remaining members. Conflict issues shall follow established State Law.

Abstentions shall be limited to conflicts of interest, which shall be stated prior to the taking of the vote.

Any order may be reconsidered by motion of those voting in the affirmative, with Board approval. All other orders shall require a motion, second and recorded vote.

No member may participate or vote in any adjudicatory proceeding, including proceedings on licenses, permits or other approvals, unless the member was in attendance during all hearings thereon or the Board votes in the affirmative the member has adequately informed themselves on the action in the prior proceedings.

## **Section 21. Minutes**

The Town Clerk shall keep an official record of all meetings, which are public proceedings, and the Assistant Town Manager shall take the minutes and serve as Board Secretary. The written minutes shall serve as a brief reference, but the verbatim and official record is the zoom recording available on the Town website and YouTube channel. The minutes shall at the minimum reflect the following:

1. Date of meeting
2. Selectmen in attendance
3. Town staff in attendance
4. All executive orders and business considered
5. Business to be tabled for future action
6. Announcement of future meetings (special)
7. Time of adjournment
8. Person taking Minutes

## **Section 22. Discipline**

If a member fails to meet the ethical, legal, or functional responsibilities of the office, the Select Board reserves the right to discipline the member for this breach. If charges of improper conduct are brought to the Board, a hearing shall be held where the charges levied against the member are heard and the member reserves the right to accept or deny statements aimed at their office.

After a fair hearing, the Board may censure the member of the Board for breaching the bounds of their office.

Censure may include further disciplinary action including suspension of salary, suspension of voting rights, or public reprimand.

**Section 23. Conflict with Laws**

Any conflict or inconsistency between these bylaws and any applicable law shall be resolved in favor of the law.

**Section 24. Amendments**

These bylaws may be amended at any time in writing by majority vote of the Board.

Adopted: August 7 , 2023

Amended: April 1 , 2024

Amended: October 6 , 2025

\_\_\_\_\_  
Ethan Shaffer, Chairman

\_\_\_\_\_  
James Jannace, Vice-Chairman

\_\_\_\_\_  
Samantha White

\_\_\_\_\_  
Jacob Beaulieu

\_\_\_\_\_  
Keith Savage



***Town of Skowhegan***  
Municipal Solid Waste Management Facility  
*"Commercial Haulers License"*



The Undersigned has met all insurance and administrative requirements as a Commercial Solid Waste Hauler for the Town of Skowhegan. By accepting and using this license, a Commercial Solid Waste Hauler assumes full responsibility for complying with the Skowhegan Solid Waste Management Ordinance and all applicable State and Federal laws and regulations.

**License Number** \_\_\_\_\_ 2025-03 \_\_\_\_\_

**Expiration Date** \_\_\_\_\_ March 31, 2026 \_\_\_\_\_

**Fee & Date Paid** \_\_\_\_\_ \$350.00 paid 3/28/25 \_\_\_\_\_

**Name of Hauler** \_\_\_\_\_ Pine Tree Waste / Casella \_\_\_\_\_

**Address** \_\_\_\_\_ 3 Lafluer Road \_\_\_\_\_

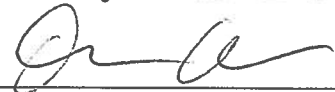
\_\_\_\_\_ Waterville, ME 04901 \_\_\_\_\_

**Authorized Signature of Hauler**



Print Name Here: Patrick Neal \_\_\_\_\_

**Issued by the Town of Skowhegan**



**Dawn DiBlasi, Town Manager**

## **Solid Waste Haulers Section**

### **Requirements of Waste Haulers**

The Skowhegan's Licensed Solid Waste Management Ordinance requires commercial haulers of waste and recyclables to purchase a haulers license to work in Skowhegan. The license must be renewed on an annual basis by March 31. Any person who seeks to serve the town as a commercial hauler, to collect and deliver waste collected in Skowhegan to the town's contracted disposal facility must have a valid commercial license issued by the town.

All recyclable material must be delivered to the Skowhegan Recycling Facility.

The administrative requirements for purchasing a Commercial Haulers License are as follows:

- Copy(s) of current vehicle registration(s) for any vehicle that will be used in the ordinary course of business.
- Copy(s) of [State of Maine Department of Environmental Protection Non-Hazardous Waste Transporters License](#).
- Show proof of compliance with federal regulation(s) for substance and alcohol testing.
- Certificate of Insurance generated for the town of Skowhegan showing at a minimum, General Liability insurance coverage of \$400,000.
- A \$ 350 annual licensing fee is required to be paid to the Town of Skowhegan.
- Owner or authorized representatives signature.

### **Additional Information that may be Requested**

The following information must be provided to the town if requested.

- Route sheets for all routes serviced in the Town of Skowhegan.
- Disposal tickets for up to two years prior to a request by the town, to review such records.

**Town of Rangeley**  
**Comprehensive Plan Implementation**  
**Phase I Proposal**  
**September 24, 2025**

- A. Scope of Work:** This proposal will provide a complete draft of ordinance amendments and a site plan review ordinance as outline in Appendix A. The drafts will be based on the recently adopted Comprehensive Plan and on town input to appropriately meet the needs of Rangeley. LK Planning will work with the committee that is designated by the town to develop ordinance amendments to present to the Board of Selectmen.

The project will be split into two parts, developing a Site Plan Review ordinance and making amendments to Chapter 38. The proposal includes up to 6 meetings with the designated committee to complete the project.

1. **Ordinances amendments:** Interview staff, elected officials, committee members that are familiar with the Rangeley ordinance. LK Planning will review ordinances. With this information, Ch 38 will be updated showing proposed amendments with a strike through as a deletion and underline as new text. LK Planning will work with the town designated board or committee to refine the amendments to meet the needs of Rangeley.
2. **Develop a Site Plan Review Ordinance:** Work with the designated board or committee and staff to develop the policy and ordinances for the Site Plan Review regulations. At a minimum, the ordinance will include the review process, which projects the ordinance applies to (applicability), submission requirements, review standards that are consistent with state regulations when applicable, post approval requirements, and the duration of the approval.

**B. Methodology and Cost Proposal:**

1. **First draft of Ordinance and Site Plan Review amendments:** LK Planning will provide technical assistance to staff and the designated board or committee with a draft of CH 38 amendments and Site Plan Review Ordinance. Edits will be made as needed to meet Rangeley's goals. The format of these Ordinances will use track changes with additions underlined and deletions struck through.

**COST                      \$5,000**

2. **CH 38 and Site Plan Review revisions and refinement:** LK Planning will provide technical assistance to staff, the designated committee or board, and Board of Selectmen to review and refine the documents to best meet Rangeley's needs and goals. This includes 4 in-person and 3 remote meetings with the designated Board or committee.

**COST                      \$3,900**



3. **Public Hearings:** LK Planning will prepare a presentation and attend up to 2 in-person Board of Selectmen workshops and 2 public hearings. The location, room set-up and any necessary advertising for the public hearings is the responsibility of the Town

**COST**

**\$1,000**

**C. TERMS AND EXCLUSIONS:**

**Terms:** The Town of Rangeley will be billed upon successful completion of each of the steps outlined in the cost proposal. Payment is expected within 30 days of the submission of a bill.

If additional in-person or remote meetings are necessary for the successful completion of the project, a flat rate fee of \$150 for each meeting will be charged. In addition, in-person meetings will be charged mileage at the current IRS rate.

**Exclusion:** This proposal doesn't include legal review or engineering expertise or other professional support. If other services are needed, they will be negotiated separately from this proposal. This proposal does not include any reproduction expenses. All documents will be submitted digitally. LK Planning will coordinate any mapping changes with AVCOG, actual mapping services will be provided by AVCOG.

**To accept please sign below:**

Name: \_\_\_\_\_

City: Town of Rangeley

Billing address: 15 School Street, Rangeley, ME 04970

Date: \_\_\_\_\_

| Comp Plan Chapter | Project     | Focus                        | Comp Plan idea                                                                                                                                                                                                                                                |
|-------------------|-------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HOUSING</b>    |             |                              |                                                                                                                                                                                                                                                               |
|                   | CH 38 amend | general                      | 1. Review the space and bulk standards in all Districts and make amendments as needed. In reviewing these standards consider elements such as the setbacks in adjacent districts, the existing setbacks especially of buildings that pre-date zoning.         |
|                   |             | affordable/workforce housing | 2. Provide density bonuses in the Village and Residential Districts as incentives for the development of affordable/workforce housing.                                                                                                                        |
|                   |             | affordable/workforce housing | 3. Allow the development of smaller (under 1,200 sf) houses (rental and home ownership) in more dense developments (similar to the requirements for mobile home parks) in areas connected to public water and sewer, to increase affordable employee housing. |
|                   |             | affordable/workforce housing | 4. Allow the conversions of single-family dwellings to multiple units, provided that the exterior characteristics of a single-family home are retained and all building, sewerage disposal, and parking requirements are met.                                 |
|                   |             | affordable/workforce housing | 5. Allow commercial and residential uses on the same lot without requiring a larger lot, provided the lot is connected to public sewer and is large enough to accommodate the necessary parking, utilities, stormwater management, etc.                       |
|                   |             | general                      | 6. Cap the number of units in a multi-family building at six units and remove the need for larger lot when the number of units goes over three, provided the building is connected to public sewer, as an incentive to provide more employee housing.         |
|                   |             | affordable/workforce housing | 7. Expand the definition of types of housing such as dorm housing and seasonal outdoor living, provided these outdoor options have access to proper sanitary systems, showers, and cooking areas when connected to public sewer.                              |
|                   |             | affordable/workforce housing | 8. Allow boarding houses to provide meals if desired and/or to provide shared cooking areas when connected to public sewer.                                                                                                                                   |
|                   |             | affordable/workforce housing | 9. Allow density bonuses for subdivisions that have provisions to preserve affordability.                                                                                                                                                                     |

|                  |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| general          |                              | 10. Remove housing restrictions that are not enforceable, such as, the minimum or maximum amount of time a unit can be rented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| general          |                              | 11. Review the existing clustered development standards (CH38.9.7) and adjust as appropriate to encourage more subdivisions to be developed as clusters. Consider allowing higher density for housing units that meet the price point of affordable for the median income household.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Plan Review |                              | <p>12. Create an expedited review process for new housing developments provided certain requirements are met such as expanding staff approval authority for the following:</p> <p>Expanding staff approval authority for</p> <ul style="list-style-type: none"> <li>a) Smaller projects;</li> <li>b) Projects that are connected to the public sewer system;</li> <li>c) Projects built by contractors who are educated in proper construction practices to minimize soil erosion and phosphorous loading; and</li> <li>d) Projects that will be inspected by civil engineers trained in best management practices to minimize soil erosion and phosphorus loading.</li> </ul> <p>Meeting all building and life safety codes, as well as local zoning regulations.</p> |
| <b>ECONOMY</b>   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CH 38 amendment  | econ dev                     | 1. Review existing definitions in commercial districts to be broader so that unforeseen desirable uses are allowed, such as: consolidating various types of visitor lodging into a use called "tourist lodging" and consolidating various types of living units such as lodging houses, boarding houses, studios, and dorms into "employee housing."                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                  | econ dev                     | 2. Reframe the definition of "commercial use" and the districts where this use is permitted so that any use that sells or buys goods or services is allowed in these districts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                  | affordable/workforce housing | 3. Allow 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, and stormwater management so as to accommodate employee housing. (38.6.7.5).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                              |                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| econ dev                     | 4. Expand the uses allowed in areas where the roads do not require posting such as the industrial districts expanding the commercial uses that are allowed.                                                                                                                                                                                             |
| Site Plan Review             | 5. Amend 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. |
| econ dev                     | 6. Analyze 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.                                                                                                                                                              |
| econ dev                     | 8. Permit 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 to compete with concrete and steel.                    |
| econ dev                     | 9. Allow small-scale operations by right such as: hoop houses, ADUs, green houses, boarding facilities and process facilities to accommodate food production farms.<br><i>amendments regarding hotels, motels, inns</i>                                                                                                                                 |
| econ dev tourism             | 10. Reduce the minimum road frontage or allow a right-of-way of at least 50' in width (38.9.8.2).                                                                                                                                                                                                                                                       |
| econ dev tourism             | 11. Eliminate/reduce shore frontage requirement to align with what is required by shoreland zoning (38.9.8.3).                                                                                                                                                                                                                                          |
| econ dev tourism             | 12. Change 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).                                          |
| econ dev tourism             | 13. 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).                                                                                                                                                            |
| affordable/workforce housing | 14. Increase the number of units allowed for on-site employee housing (38.9.8.9).                                                                                                                                                                                                                                                                       |

|                          |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | affordable/workforce housing | 15. Eliminate the requirement that employee housing meets the density requirement for the district in which it is located.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>NATURAL RESOURCES</b> |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Site Plan Review         | natural resources protection | 1. Incorporate stormwater runoff performance standards consistent with Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRS§420-D and 06-096 CMR 500 and 502);                                                                                                                                                                                                                                                                                                                                                                      |
|                          | natural resources protection | 2. Incorporate low-impact development standards; including Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds;                                                                                                                                                                                                                                                                                                                                                                             |
|                          | scenic view protection       | 3. Require development or other land-use activities that occur 1) within the view sheds of high-value vistas or 2) where views of 8 or greater identified in this plan are designed and located so that their impact on the view is minimized to the extent reasonable.                                                                                                                                                                                                                                                                                       |
|                          | scenic view protection       | 4. Preserve scenic roads and byways—including the Rangeley Lakes Scenic Byway—by maintaining scenic views and vistas where they exist and requiring the retention of natural vegetated areas along the road; maintaining key scenic features such as tree lines and stone walls; and limiting the size of cleared accesses onto these roads where it is appropriate to maintain the character of the roads and byways;                                                                                                                                        |
| CH 38 amendment          | scenic view protection       | 5. Restrict the construction or expansion of telecommunication towers and commercial wind towers in scenic areas with a score of 8 or higher;                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site Plan Review         | natural resources protection | 6. Incorporate <i>Beginning with Habitat</i> data into the development review process;                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | natural resources protection | 7. Require that high-value fisheries and wildlife habitat are recognized and protected during the review of residential and nonresidential development proposals;                                                                                                                                                                                                                                                                                                                                                                                             |
|                          | natural resources protection | 8. Incorporate street construction standards relating to culvert size, design, installation, and maintenance so not to impede fish/wildlife passage; and require implementation by the town, its employees, and private contractors;                                                                                                                                                                                                                                                                                                                          |
|                          | natural resources protection | 9. Protect wetlands and steep slopes, prevent erosion, manage stormwater, and reduce phosphorous in stormwater. Protect critical natural resources such as resource protection areas under shoreland zoning; wetlands of special significance; significant wildlife habitats; deer wintering areas; threatened, endangered, and special concern animal species habitat; significant freshwater fisheries spawning habitat; rare or exemplary communities; areas containing plant species declared to be threatened or endangered; and fragile mountain areas; |

natural resources  
protection

10. Protect wellheads for public water supply;





## TOWN OF RANGELEY

15 School Street  
Rangeley, ME 04970  
207-864-3326

[townmanager@rangeleyme.org](mailto:townmanager@rangeleyme.org)

October 1, 2025

Mr. Mike Laberge, Project Manager  
Maine Department of Transportation  
Bureau of Project Development, Multimodal Program  
16 State House Station  
Augusta, ME 04333-0016

**SUBJECT: Contract Award Request, Federal Project  
MaineDOT WIN: 27536.00**

Dear Mr. Laberge,

Attached for your review are the bid tabulations, engineer's estimate, and completed Contractor DBE Utilization Form for The Rangeley Lakes National Scenic Byway Gateways Project in the Municipality of Rangeley.

M&H Logging, LLC. submitted the low base bid of \$548,778.10. During review of the bids, it was determined M&H Logging, LLC. is not pre-qualified by MaineDOT and did not submit documentation demonstrating they are able to undertake the proposed work as required in the Notice to Contractors. The next low bid was E.L. Vining & Son, Inc., with a base bid of \$594,283.41. E.L. Vining & Son, Inc. is pre-qualified by MaineDOT and has submitted a bid that is within 8% of the low bid, therefore, they are the apparent successful bidder. Based on this, the Town's consultant, Wright-Pierce, recommends the Town award the bid to E.L. Vining & Son, Inc. We request authorization to award the project to E.L. Vining & Son, Inc.

In making this request, we acknowledge that we cannot send out the Notice of Intent to Award without written authorization from MaineDOT.

If you need additional information, please let us know.

Sincerely,

Municipality of Rangeley

Enclosures:

1. Bid Tabulation
2. Cost Estimate
3. Contractor DBE Utilization Form

Project Name/No.: Rangeley Scenic Byway Gateways  
Bid Opening: 9/24/2025 10:00 AM  
Location: Rangeley, Maine  
ENG/PM: J. Wallace/B. Springer  
Engineer's Estimate: \$0

Issuing Office: Topsham Office  
11 Bowdoin Mill Island, Ste 140  
Topsham, ME 04086

| BID QUANTITIES                                   |                                                                            |      |      | BIDDER'S NAME |               |                   |               |                 |               |              |               |
|--------------------------------------------------|----------------------------------------------------------------------------|------|------|---------------|---------------|-------------------|---------------|-----------------|---------------|--------------|---------------|
|                                                  |                                                                            |      |      | M&H Logging   |               | E.L. Vining & Son |               | Lee T. Corrigan |               | Sargent      |               |
|                                                  | Item                                                                       | Qty. | UNIT | UNIT AMT      | BID           | UNIT AMT          | BID           | UNIT AMT        | BID           | UNIT AMT     | BID           |
| DEPOT STREET PARKING LOT BASE BID                |                                                                            |      |      |               |               |                   |               |                 |               |              |               |
| 201.112                                          | CLEARING                                                                   | 110  | SY   | \$ 9.50       | \$ 1,045.00   | \$ 153.20         | \$ 16,852.00  | \$ 42.00        | \$ 4,620.00   | \$ 50.00     | \$ 5,500.00   |
| 202.20                                           | REMOVING BITUMINOUS CONCRETE PAVEMENT                                      | 20   | SY   | \$ 150.00     | \$ 3,000.00   | \$ 37.00          | \$ 740.00     | \$ 210.00       | \$ 4,200.00   | \$ 25.00     | \$ 500.00     |
| 203.20                                           | COMMON EXCAVATION                                                          | 780  | CY   | \$ 19.00      | \$ 14,820.00  | \$ 32.00          | \$ 24,960.00  | \$ 46.00        | \$ 35,880.00  | \$ 32.00     | \$ 24,960.00  |
| 304.10                                           | AGGREGATE SUBBASE COURSE - GRAVEL                                          | 275  | CY   | \$ 41.00      | \$ 11,275.00  | \$ 39.95          | \$ 10,986.25  | \$ 45.00        | \$ 12,375.00  | \$ 80.00     | \$ 22,000.00  |
| 304.14                                           | AGGREGATE BASE COURSE - TYPE A                                             | 250  | CY   | \$ 56.00      | \$ 14,000.00  | \$ 90.00          | \$ 22,500.00  | \$ 92.00        | \$ 23,000.00  | \$ 115.00    | \$ 28,750.00  |
| 403.208                                          | HOT MIX ASPHALT, 12.5 MM SURFACE                                           | 80   | TON  | \$ 248.00     | \$ 19,840.00  | \$ 210.00         | \$ 16,800.00  | \$ 363.00       | \$ 29,040.00  | \$ 495.00    | \$ 39,600.00  |
| 403.209                                          | HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES,                                | 50   | TON  | \$ 358.00     | \$ 17,900.00  | \$ 325.00         | \$ 16,250.00  | \$ 430.00       | \$ 21,500.00  | \$ 495.00    | \$ 24,750.00  |
| 403.213                                          | HOT MIX ASPHALT 12.5 MM BASE                                               | 130  | TON  | \$ 268.00     | \$ 34,840.00  | \$ 235.00         | \$ 30,550.00  | \$ 296.00       | \$ 38,480.00  | \$ 495.00    | \$ 64,350.00  |
| 409.15                                           | BITUMINOUS TACK COAT - APPLIED                                             | 270  | GAL  | \$ 17.00      | \$ 4,590.00   | \$ 15.00          | \$ 4,050.00   | \$ 20.00        | \$ 5,400.00   | \$ 8.00      | \$ 2,160.00   |
| 608.26                                           | CURB RAMP DETECTABLE WARNING FIELD                                         | 20   | SF   | \$ 251.00     | \$ 5,020.00   | \$ 194.75         | \$ 3,895.00   | \$ 244.00       | \$ 4,880.00   | \$ 225.00    | \$ 4,500.00   |
| 609.11                                           | VERTICAL CURB TYPE 1                                                       | 350  | LF   | \$ 90.00      | \$ 31,500.00  | \$ 79.59          | \$ 27,856.50  | \$ 108.00       | \$ 37,800.00  | \$ 110.00    | \$ 38,500.00  |
| 609.12                                           | VERTICAL CURB TYPE 1 - CIRCULAR                                            | 24   | LF   | \$ 138.00     | \$ 3,312.00   | \$ 124.55         | \$ 2,989.20   | \$ 168.00       | \$ 4,032.00   | \$ 150.00    | \$ 3,600.00   |
| 609.221                                          | TERMINAL CURB TYPE 1                                                       | 11   | EA   | \$ 1,240.00   | \$ 13,640.00  | \$ 1,021.50       | \$ 11,236.50  | \$ 1,260.00     | \$ 13,860.00  | \$ 850.00    | \$ 9,350.00   |
| 615.07                                           | LOAM                                                                       | 50   | CY   | \$ 325.00     | \$ 16,250.00  | \$ 111.50         | \$ 5,575.00   | \$ 95.00        | \$ 4,750.00   | \$ 99.00     | \$ 4,950.00   |
| 618.13                                           | SEEDING METHOD NUMBER 1                                                    | 1    | UNIT | \$ 177.00     | \$ 177.00     | \$ 500.00         | \$ 500.00     | \$ 300.00       | \$ 300.00     | \$ 550.00    | \$ 550.00     |
| 618.14                                           | SEEDING METHOD NUMBER 2                                                    | 3.2  | UNIT | \$ 177.00     | \$ 566.40     | \$ 200.00         | \$ 640.00     | \$ 200.00       | \$ 640.00     | \$ 220.00    | \$ 704.00     |
| 619.12                                           | MULCH                                                                      | 4.3  | UNIT | \$ 189.00     | \$ 812.70     | \$ 80.00          | \$ 344.00     | \$ 600.00       | \$ 2,580.00   | \$ 110.00    | \$ 473.00     |
| 627.18                                           | 12 INCH SOLID WHITE PAVEMENT MARKING LINE                                  | 24   | LF   | \$ 63.00      | \$ 1,512.00   | \$ 1.75           | \$ 42.00      | \$ 10.00        | \$ 240.00     | \$ 20.00     | \$ 480.00     |
| 627.75                                           | WHITE OR YELLOW PAVEMENT & CURB MARKING                                    | 230  | SF   | \$ 12.00      | \$ 2,760.00   | \$ 1.75           | \$ 402.50     | \$ 3.00         | \$ 690.00     | \$ 6.50      | \$ 1,495.00   |
| 627.9013                                         | PAVEMENT MARKING SYMBOL - ADA PARKING                                      | 1    | EA   | \$ 550.00     | \$ 550.00     | \$ 30.00          | \$ 30.00      | \$ 40.00        | \$ 40.00      | \$ 650.00    | \$ 650.00     |
| 641.89                                           | KIOSK                                                                      | 1    | EA   | \$ 13,000.00  | \$ 13,000.00  | \$ 14,545.00      | \$ 14,545.00  | \$ 9,500.00     | \$ 9,500.00   | \$ 10,200.00 | \$ 10,200.00  |
| 645.103                                          | DEMOUNT GUIDE SIGN                                                         | 1    | EA   | \$ 236.00     | \$ 236.00     | \$ 330.00         | \$ 330.00     | \$ 300.00       | \$ 300.00     | \$ 125.00    | \$ 125.00     |
| 645.106                                          | DEMOUNT REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN   | 2    | EA   | \$ 500.00     | \$ 1,000.00   | \$ 330.00         | \$ 660.00     | \$ 300.00       | \$ 600.00     | \$ 125.00    | \$ 250.00     |
| 645.113                                          | REINSTALL GUIDE SIGN                                                       | 1    | EA   | \$ 590.00     | \$ 590.00     | \$ 330.00         | \$ 330.00     | \$ 300.00       | \$ 300.00     | \$ 250.00    | \$ 250.00     |
| 645.116                                          | REINSTALL REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN | 2    | EA   | \$ 236.00     | \$ 472.00     | \$ 3,000.00       | \$ 6,000.00   | \$ 300.00       | \$ 600.00     | \$ 150.00    | \$ 300.00     |
| 645.271                                          | REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGNS, TYPE I  | 9    | SF   | \$ 70.00      | \$ 630.00     | \$ 65.00          | \$ 585.00     | \$ 110.00       | \$ 990.00     | \$ 75.00     | \$ 675.00     |
| 645.5101                                         | WELCOME SIGN                                                               | 1    | EA   | \$ 8,500.00   | \$ 8,500.00   | \$ 4,730.00       | \$ 4,730.00   | \$ 4,300.00     | \$ 4,300.00   | \$ 6,000.00  | \$ 6,000.00   |
| 645.5103                                         | INTERPRETIVE SIGN PANEL HOLDER SYSTEM (GRANITE POSTS)                      | 2    | EA   | \$ 3,000.00   | \$ 6,000.00   | \$ 4,202.00       | \$ 8,404.00   | \$ 1,500.00     | \$ 3,000.00   | \$ 7,500.00  | \$ 15,000.00  |
| 652.361                                          | MAINTENANCE OF TRAFFIC CONTROL DEVICES                                     | 1    | LS   | \$ 3,186.00   | \$ 3,186.00   | \$ 6,000.00       | \$ 6,000.00   | \$ 8,400.00     | \$ 8,400.00   | \$ 7,500.00  | \$ 7,500.00   |
| 656.75                                           | TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL                         | 1    | LS   | \$ 3,060.00   | \$ 3,060.00   | \$ 7,258.00       | \$ 7,258.00   | \$ 5,400.00     | \$ 5,400.00   | \$ 4,000.00  | \$ 4,000.00   |
| 659.10                                           | MOBILIZATION                                                               | 1    | LS   | \$ 15,510.00  | \$ 15,510.00  | \$ 39,150.00      | \$ 39,150.00  | \$ 31,725.00    | \$ 31,725.00  | \$ 35,600.00 | \$ 35,600.00  |
| DEPOT STREET - TOTAL BASE BID AMOUNT             |                                                                            |      |      |               | \$ 249,594.10 |                   | \$ 285,190.95 |                 | \$ 309,422.00 |              | \$ 357,722.00 |
| DEPOT STREET PARKING LOT BID ALTERNATE           |                                                                            |      |      |               |               |                   |               |                 |               |              |               |
| 619.12                                           | MULCH                                                                      | 0.2  | UNIT | \$ 590.00     | \$ 118.00     | \$ 700.00         | \$ 140.00     | \$ 600.00       | \$ 120.00     | \$ 110.00    | \$ 22.00      |
| 621.209                                          | MEDIUM DECIDUOUS TRESS                                                     | 6    | EA   | \$ 600.00     | \$ 3,600.00   | \$ 860.00         | \$ 5,160.00   | \$ 1,200.00     | \$ 7,200.00   | \$ 800.00    | \$ 4,800.00   |
| 621.9511                                         | BIKE RACKS                                                                 | 1    | EA   | \$ 1,475.00   | \$ 1,475.00   | \$ 1,500.00       | \$ 1,500.00   | \$ 2,400.00     | \$ 2,400.00   | \$ 2,350.00  | \$ 2,350.00   |
| 626.0331                                         | POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT)                     | 350  | LF   | \$ 23.00      | \$ 8,050.00   | \$ 4.18           | \$ 1,463.00   | \$ 17.00        | \$ 5,950.00   | \$ 20.00     | \$ 7,000.00   |
| 626.0332                                         | POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT)                     | 300  | LF   | \$ 23.00      | \$ 6,900.00   | \$ 11.00          | \$ 3,300.00   | \$ 29.00        | \$ 8,700.00   | \$ 28.50     | \$ 8,550.00   |
| 626.112                                          | PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)                       | 4    | EA   | \$ 2,618.00   | \$ 10,472.00  | \$ 3,424.00       | \$ 13,696.00  | \$ 3,800.00     | \$ 15,200.00  | \$ 4,400.00  | \$ 17,600.00  |
| 641.34                                           | TRASH RECEPTACLE                                                           | 1    | EA   | \$ 2,000.00   | \$ 2,000.00   | \$ 3,350.00       | \$ 3,350.00   | \$ 3,240.00     | \$ 3,240.00   | \$ 2,450.00  | \$ 2,450.00   |
| DEPOT STREET - TOTAL BID ALTERNATE               |                                                                            |      |      |               | \$ 32,615.00  |                   | \$ 28,609.00  |                 | \$ 42,810.00  |              | \$ 42,772.00  |
| DEPOT STREET - TOTAL BASE BID PLUS BID ALTERNATE |                                                                            |      |      |               | \$ 282,209.10 |                   | \$ 313,799.95 |                 | \$ 352,232.00 |              | \$ 400,494.00 |

| OQUOSSOC PARKING LOT BASE BID                |                                                                              |      |      |              |               |              |               |              |               |              |                 |
|----------------------------------------------|------------------------------------------------------------------------------|------|------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|-----------------|
| 201.112                                      | CLEARING                                                                     | 880  | SY   | \$ 3.00      | \$ 2,640.00   | \$ 16.20     | \$ 14,256.00  | \$ 22.00     | \$ 19,360.00  | \$ 50.00     | \$ 44,000.00    |
| 202.08                                       | REMOVE BUILDING NO. 1                                                        | 1    | LS   | \$ 2,495.00  | \$ 2,495.00   | \$ 2,250.00  | \$ 2,250.00   | \$ 10,500.00 | \$ 10,500.00  | \$ 5,000.00  | \$ 5,000.00     |
| 202.20                                       | REMOVING BITUMINOUS CONCRETE PAVEMENT                                        | 300  | SY   | \$ 8.00      | \$ 2,400.00   | \$ 3.00      | \$ 900.00     | \$ 20.00     | \$ 6,000.00   | \$ 25.00     | \$ 7,500.00     |
| 203.20                                       | COMMON EXCAVATION                                                            | 1025 | CY   | \$ 19.00     | \$ 19,475.00  | \$ 26.50     | \$ 27,162.50  | \$ 48.00     | \$ 49,200.00  | \$ 32.00     | \$ 32,800.00    |
| 304.10                                       | AGGREGATE SUBBASE COURSE - GRAVEL                                            | 550  | CY   | \$ 41.00     | \$ 22,550.00  | \$ 47.50     | \$ 26,125.00  | \$ 51.00     | \$ 28,050.00  | \$ 80.00     | \$ 44,000.00    |
| 304.14                                       | AGGREGATE BASE COURSE - TYPE A                                               | 375  | CY   | \$ 56.00     | \$ 21,000.00  | \$ 69.50     | \$ 26,062.50  | \$ 94.00     | \$ 35,250.00  | \$ 115.00    | \$ 43,125.00    |
| 403.208                                      | HOT MIX ASPHALT, 12.5 MM SURFACE                                             | 140  | TON  | \$ 248.00    | \$ 34,720.00  | \$ 250.00    | \$ 35,000.00  | \$ 295.00    | \$ 41,300.00  | \$ 495.00    | \$ 69,300.00    |
| 403.209                                      | HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES,                                  | 50   | TON  | \$ 358.00    | \$ 17,900.00  | \$ 325.00    | \$ 16,250.00  | \$ 430.00    | \$ 21,500.00  | \$ 495.00    | \$ 24,750.00    |
| 403.213                                      | HOT MIX ASPHALT 12.5 MM BASE                                                 | 220  | TON  | \$ 268.00    | \$ 58,960.00  | \$ 250.00    | \$ 55,000.00  | \$ 228.00    | \$ 50,160.00  | \$ 495.00    | \$ 108,900.00   |
| 409.15                                       | BITUMINOUS TACK COAT - APPLIED                                               | 490  | GAL  | \$ 17.00     | \$ 8,330.00   | \$ 15.00     | \$ 7,350.00   | \$ 20.00     | \$ 9,800.00   | \$ 8.00      | \$ 3,920.00     |
| 605.10                                       | 6 INCH UNDERDRAIN OUTLET                                                     | 100  | LF   | \$ 44.00     | \$ 4,400.00   | \$ 35.50     | \$ 3,550.00   | \$ 40.00     | \$ 4,000.00   | \$ 80.00     | \$ 8,000.00     |
| 608.26                                       | CURB RAMP DETECTABLE WARNING FIELD                                           | 20   | SF   | \$ 251.00    | \$ 5,020.00   | \$ 194.75    | \$ 3,895.00   | \$ 243.00    | \$ 4,860.00   | \$ 225.00    | \$ 4,500.00     |
| 603.179                                      | 18 INCH CULVERT PIPE OPTION III                                              | 16   | LF   | \$ 230.00    | \$ 3,680.00   | \$ 140.00    | \$ 2,240.00   | \$ 179.00    | \$ 2,864.00   | \$ 180.00    | \$ 2,880.00     |
| 603.209                                      | 30 INCH CULVERT PIPE OPTION III                                              | 6    | LF   | \$ 452.00    | \$ 2,712.00   | \$ 452.00    | \$ 2,712.00   | \$ 770.00    | \$ 4,620.00   | \$ 550.00    | \$ 3,300.00     |
| 609.11                                       | VERTICAL CURB TYPE 1                                                         | 330  | LF   | \$ 90.00     | \$ 29,700.00  | \$ 80.00     | \$ 26,400.00  | \$ 107.00    | \$ 35,310.00  | \$ 110.00    | \$ 36,300.00    |
| 609.12                                       | VERTICAL CURB TYPE 1 - CIRCULAR                                              | 6    | LF   | \$ 138.00    | \$ 828.00     | \$ 125.00    | \$ 750.00     | \$ 167.00    | \$ 1,002.00   | \$ 150.00    | \$ 900.00       |
| 609.221                                      | TERMINAL CURB TYPE 1                                                         | 4    | EA   | \$ 1,240.00  | \$ 4,960.00   | \$ 505.50    | \$ 2,022.00   | \$ 1,255.00  | \$ 5,020.00   | \$ 850.00    | \$ 3,400.00     |
| 615.07                                       | LOAM                                                                         | 3.2  | CY   | \$ 325.00    | \$ 1,040.00   | \$ 11.55     | \$ 36.96      | \$ 100.00    | \$ 320.00     | \$ 99.00     | \$ 316.80       |
| 618.13                                       | SEEDING METHOD NUMBER 1                                                      | 4    | UNIT | \$ 177.00    | \$ 708.00     | \$ 500.00    | \$ 2,000.00   | \$ 500.00    | \$ 2,000.00   | \$ 550.00    | \$ 2,200.00     |
| 618.14                                       | SEEDING, METHOD NUMBER 2                                                     | 10   | UNIT | \$ 177.00    | \$ 1,770.00   | \$ 200.00    | \$ 2,000.00   | \$ 205.00    | \$ 2,050.00   | \$ 220.00    | \$ 2,200.00     |
| 618.143                                      | SPECIAL SEEDING                                                              | 4    | UNIT | \$ 236.00    | \$ 944.00     | \$ 500.00    | \$ 2,000.00   | \$ 675.00    | \$ 2,700.00   | \$ 650.00    | \$ 2,600.00     |
| 609.12                                       | MULCH                                                                        | 18   | UNIT | \$ 189.00    | \$ 3,402.00   | \$ 80.00     | \$ 1,440.00   | \$ 600.00    | \$ 10,800.00  | \$ 110.00    | \$ 1,980.00     |
| 627.18                                       | 12 INCH SOLID WHITE PAVEMENT MARKING LINE                                    | 18   | LF   | \$ 63.00     | \$ 1,134.00   | \$ 2.00      | \$ 36.00      | \$ 10.00     | \$ 180.00     | \$ 20.00     | \$ 360.00       |
| 627.75                                       | WHITE OR YELLOW PAVEMENT & CURB MARKING                                      | 240  | SF   | \$ 12.00     | \$ 2,880.00   | \$ 1.75      | \$ 420.00     | \$ 3.00      | \$ 720.00     | \$ 6.50      | \$ 1,560.00     |
| 627.9012                                     | PAVEMENT MARKING SYMBOL - ARROW                                              | 4    | EA   | \$ 155.00    | \$ 620.00     | \$ 25.00     | \$ 100.00     | \$ 20.00     | \$ 80.00      | \$ 500.00    | \$ 2,000.00     |
| 627.9013                                     | PAVEMENT MARKING SYMBOL - ADA PARKING                                        | 1    | EA   | \$ 248.00    | \$ 248.00     | \$ 30.00     | \$ 30.00      | \$ 40.00     | \$ 40.00      | \$ 650.00    | \$ 650.00       |
| 645.103                                      | DEMOUNT GUIDE SIGN                                                           | 1    | EA   | \$ 236.00    | \$ 236.00     | \$ 470.00    | \$ 470.00     | \$ 300.00    | \$ 300.00     | \$ 125.00    | \$ 125.00       |
| 645.113                                      | REINSTALL GUIDE SIGN                                                         | 1    | EA   | \$ 590.00    | \$ 590.00     | \$ 705.00    | \$ 705.00     | \$ 300.00    | \$ 300.00     | \$ 250.00    | \$ 250.00       |
| 645.271                                      | REGULATORY, WARNING, CONFIRMATION AND ROUTE<br>MARKER ASSEMBLY SIGNS, TYPE I | 27   | SF   | \$ 30.00     | \$ 810.00     | \$ 80.00     | \$ 2,160.00   | \$ 110.00    | \$ 2,970.00   | \$ 75.00     | \$ 2,025.00     |
| 645.5101                                     | WELCOME SIGN                                                                 | 1    | EA   | \$ 8,500.00  | \$ 8,500.00   | \$ 2,490.00  | \$ 2,490.00   | \$ 4,500.00  | \$ 4,500.00   | \$ 6,000.00  | \$ 6,000.00     |
| 645.5102                                     | HERITAGE SIGN                                                                | 1    | EA   | \$ 7,400.00  | \$ 7,400.00   | \$ 1,130.00  | \$ 1,130.00   | \$ 6,000.00  | \$ 6,000.00   | \$ 14,500.00 | \$ 14,500.00    |
| 652.361                                      | MAINTENANCE OF TRAFFIC CONTROL DEVICES                                       | 1    | LS   | \$ 3,186.00  | \$ 3,186.00   | \$ 5,000.00  | \$ 5,000.00   | \$ 11,000.00 | \$ 11,000.00  | \$ 9,500.00  | \$ 9,500.00     |
| 656.75                                       | TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL                           | 1    | LS   | \$ 3,060.00  | \$ 3,060.00   | \$ 4,650.00  | \$ 4,650.00   | \$ 7,500.00  | \$ 7,500.00   | \$ 5,500.00  | \$ 5,500.00     |
| 659.10                                       | MOBILIZATION                                                                 | 1    | LS   | \$ 20,886.00 | \$ 20,886.00  | \$ 32,499.50 | \$ 32,499.50  | \$ 40,600.00 | \$ 40,600.00  | \$ 54,600.00 | \$ 54,600.00    |
| OQUOSSOC - TOTAL BASE BID AMOUNT             |                                                                              |      |      |              | \$ 299,184.00 |              | \$ 309,092.46 |              | \$ 420,856.00 |              | \$ 548,941.80   |
| OQUOSSOC PARKING LOT BID ALTERNATE           |                                                                              |      |      |              |               |              |               |              |               |              |                 |
| 609.11                                       | VERTICAL CURB TYPE 1 (PLANTING BED)                                          | 50   | LF   | \$ 36.00     | \$ 1,800.00   | \$ 100.00    | \$ 5,000.00   | \$ 107.00    | \$ 5,350.00   | \$ 110.00    | \$ 5,500.00     |
| 619.12                                       | MULCH                                                                        | 0.3  | UNIT | \$ 590.00    | \$ 177.00     | \$ 700.00    | \$ 210.00     | \$ 600.00    | \$ 180.00     | \$ 110.00    | \$ 33.00        |
| 621.209                                      | MEDIUM DECIDUOUS TRESS                                                       | 6    | EA   | \$ 600.00    | \$ 3,600.00   | \$ 860.00    | \$ 5,160.00   | \$ 1,200.00  | \$ 7,200.00   | \$ 800.00    | \$ 4,800.00     |
| 621.715                                      | HERBACEOUS PERENNIALS                                                        | 15   | EA   | \$ 350.00    | \$ 5,250.00   | \$ 42.00     | \$ 630.00     | \$ 67.00     | \$ 1,005.00   | \$ 170.00    | \$ 2,550.00     |
| 621.9511                                     | BIKE RACKS                                                                   | 1    | EA   | \$ 1,239.00  | \$ 1,239.00   | \$ 1,500.00  | \$ 1,500.00   | \$ 2,400.00  | \$ 2,400.00   | \$ 2,350.00  | \$ 2,350.00     |
| 626.0331                                     | POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT)                       | 900  | LF   | \$ 23.00     | \$ 20,700.00  | \$ 4.18      | \$ 3,762.00   | \$ 16.00     | \$ 14,400.00  | \$ 20.00     | \$ 18,000.00    |
| 626.0332                                     | POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT)                       | 150  | LF   | \$ 23.00     | \$ 3,450.00   | \$ 11.00     | \$ 1,650.00   | \$ 35.00     | \$ 5,250.00   | \$ 28.50     | \$ 4,275.00     |
| 626.0333                                     | POLYVINYL CONDUIT (4 IN PVC-40 CONDUIT UNDER PAVEMENT)                       | 120  | LF   | \$ 66.00     | \$ 7,920.00   | \$ 14.85     | \$ 1,782.00   | \$ 46.00     | \$ 5,520.00   | \$ 33.00     | \$ 3,960.00     |
| 626.112                                      | PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)                         | 6    | EA   | \$ 2,618.00  | \$ 15,708.00  | \$ 3,424.00  | \$ 20,544.00  | \$ 3,800.00  | \$ 22,800.00  | \$ 4,400.00  | \$ 26,400.00    |
| 641.12                                       | BENCH                                                                        | 2    | EA   | \$ 2,500.00  | \$ 5,000.00   | \$ 1,560.00  | \$ 3,120.00   | \$ 1,225.00  | \$ 2,450.00   | \$ 1,100.00  | \$ 2,200.00     |
| 641.34                                       | TRASH RECEPTACLE                                                             | 2    | EA   | \$ 2,000.00  | \$ 4,000.00   | \$ 3,260.00  | \$ 6,520.00   | \$ 3,230.00  | \$ 6,460.00   | \$ 2,450.00  | \$ 4,900.00     |
| OQUOSSOC - TOTAL BID ALTERNATE               |                                                                              |      |      |              | \$ 68,844.00  |              | \$ 49,878.00  |              | \$ 73,015.00  |              | \$ 74,968.00    |
| OQUOSSOC - TOTAL BASE BID PLUS BID ALTERNATE |                                                                              |      |      |              | \$ 368,028.00 |              | \$ 358,970.46 |              | \$ 493,871.00 |              | \$ 623,909.80   |
| TOTAL BASE BIDS PLUS BID ALTERNATES          |                                                                              |      |      |              | \$ 650,237.10 |              | \$ 672,770.41 |              | \$ 846,103.00 |              | \$ 1,024,403.80 |

# ESTIMATE TEMPLATE: BICYCLE / PEDESTRIAN PROJECT

**MaineDOT WIN: 27536.00**

**Project Location: Rangeley, Maine - Summary**

**Date: August 2025**

| <b>Total Base Bid Summary</b> |                      |
|-------------------------------|----------------------|
| Depot Base Bid                | \$ 346,678.80        |
| Oquossoc Base Bid             | \$ 445,433.52        |
| <b>Base Bid Total</b>         | <b>\$ 792,112.32</b> |

| <b>Total Bid Alt Summary</b> |                      |
|------------------------------|----------------------|
| Depot Bid Alt                | \$ 45,216.00         |
| Oquossoc Bid Alt             | \$ 84,324.00         |
| <b>Bid Alt Total</b>         | <b>\$ 129,540.00</b> |

MaineDOT WIN: 27536.00

Project Location: Rangeley, Maine - Depot Parking Lot Base Bid

Date: August 2025

| Item No. | ITEM DESCRIPTION                                                           | UNIT | QTY. | UNIT PRICE        | AMT.          |
|----------|----------------------------------------------------------------------------|------|------|-------------------|---------------|
| 201.112  | CLEARING                                                                   | SY   | 110  | \$ 10.00          | \$ 1,100.00   |
| 202.20   | REMOVING BITUMINOUS CONCRETE PAVEMENT                                      | SY   | 20   | \$ 30.00          | \$ 600.00     |
| 203.20   | COMMON EXCAVATION                                                          | CY   | 780  | \$ 35.00          | \$ 27,300.00  |
| 304.10   | AGGREGATE SUBBASE COURSE - GRAVEL                                          | CY   | 275  | \$ 55.00          | \$ 15,125.00  |
| 304.14   | AGGREGATE BASE COURSE - TYPE A                                             | CY   | 250  | \$ 65.00          | \$ 16,250.00  |
| 403.208  | HOT MIX ASPHALT, 12.5 MM SURFACE                                           | TON  | 70   | \$ 225.00         | \$ 15,750.00  |
| 403.209  | HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES, INCIDENTALS)                   | TON  | 50   | \$ 300.00         | \$ 15,000.00  |
| 403.2081 | 12.5 MM POLYMER MODIFIED HOT MIX ASPHALT                                   | TON  | 10   | \$ 400.00         | \$ 4,000.00   |
| 403.213  | HOT MIX ASPHALT 12.5 MM BASE                                               | TON  | 120  | \$ 225.00         | \$ 27,000.00  |
| 403.2131 | 12.5 MM POLYMER MODIFIED HMA BASE                                          | TON  | 10   | \$ 400.00         | \$ 4,000.00   |
| 409.15   | BITUMINOUS TACK COAT - APPLIED                                             | GAL  | 270  | \$ 25.00          | \$ 6,750.00   |
| 608.26   | CURB RAMP DETECTABLE WARNING FIELD                                         | SF   | 20   | \$ 130.00         | \$ 2,600.00   |
| 609.11   | VERTICAL CURB TYPE 1                                                       | LF   | 350  | \$ 100.00         | \$ 35,000.00  |
| 609.12   | VERTICAL CURB TYPE 1 - CIRCULAR                                            | LF   | 24   | \$ 115.00         | \$ 2,760.00   |
| 609.221  | TERMINAL CURB TYPE 1                                                       | EA   | 11   | \$ 875.00         | \$ 9,625.00   |
| 615.07   | LOAM                                                                       | CY   | 50   | \$ 80.00          | \$ 4,000.00   |
| 618.13   | SEEDING METHOD NUMBER 1                                                    | UNIT | 1    | \$ 200.00         | \$ 200.00     |
| 618.14   | SEEDING METHOD NUMBER 2                                                    | UNIT | 3.2  | \$ 200.00         | \$ 640.00     |
| 627.18   | 12 INCH SOLID WHITE PAVEMENT MARKING LINE                                  | LF   | 24   | \$ 10.00          | \$ 240.00     |
| 627.75   | WHITE OR YELLOW PAVEMENT & CURB MARKING                                    | SF   | 230  | \$ 5.00           | \$ 1,150.00   |
| 627.9013 | PAVEMENT MARKING SYMBOL - ADA PARKING                                      | EA   | 1    | \$ 100.00         | \$ 100.00     |
| 641.89   | KIOSK                                                                      | EA   | 1    | \$ 18,000.00      | \$ 18,000.00  |
| 645.103  | DEMOUNT GUIDE SIGN                                                         | EA   | 1    | \$ 550.00         | \$ 550.00     |
| 645.106  | DEMOUNT REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN   | EA   | 2    | \$ 330.00         | \$ 660.00     |
| 645.113  | REINSTALL GUIDE SIGN                                                       | EA   | 1    | \$ 440.00         | \$ 440.00     |
| 645.116  | REINSTALL REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN | EA   | 2    | \$ 360.00         | \$ 720.00     |
| 645.271  | REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGNS, TYPE I  | SF   | 9    | \$ 150.00         | \$ 1,350.00   |
| 645.2891 | STEEL H-BEAM POLES                                                         | EA   | 2    | \$ 500.00         | \$ 1,000.00   |
| 645.5101 | WELCOME SIGN                                                               | EA   | 1    | \$ 6,500.00       | \$ 6,500.00   |
| 645.5103 | INTERPRETIVE SIGN PANEL HOLDER SYSTEM (GRANITE POSTS)                      | EA   | 2    | \$ 8,000.00       | \$ 16,000.00  |
| 652.361  | MAINTENANCE OF TRAFFIC CONTROL DEVICES                                     | LS   | 1    | \$ 16,400.00      | \$ 16,400.00  |
| 656.75   | TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL                         | LS   | 1    | \$ 8,400.00       | \$ 8,400.00   |
| 659.10   | MOBILIZATION                                                               | LS   | 1    | \$ 29,689.00      | \$ 29,689.00  |
|          |                                                                            |      |      | Subtotal          | \$ 288,899.00 |
|          |                                                                            |      |      | Contingency (20%) | \$ 57,779.80  |
|          |                                                                            |      |      | Base Bid Total    | \$ 346,678.80 |

MaineDOT WIN: 27536.00

Project Location: Rangeley, Maine - Depot Parking Lot Bid Alt

Date: August 2025

| Item No. | ITEM DESCRIPTION                                       | UNIT | QTY. | UNIT PRICE           | AMT.                |
|----------|--------------------------------------------------------|------|------|----------------------|---------------------|
| 619.12   | MULCH                                                  | UNIT | 0.2  | \$ 400.00            | \$ 80.00            |
| 621.209  | MEDIUM DECIDUOUS TRESS                                 | EA   | 6    | \$ 900.00            | \$ 5,400.00         |
| 621.9511 | BIKE RACKS                                             | EA   | 1    | \$ 2,000.00          | \$ 2,000.00         |
| 626.0331 | POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT) | LF   | 350  | \$ 27.00             | \$ 9,450.00         |
| 626.0332 | POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT) | LF   | 300  | \$ 43.50             | \$ 13,050.00        |
| 626.112  | PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)   | EA   | 4    | \$ 1,425.00          | \$ 5,700.00         |
| 641.34   | TRASH RECEPTACLE                                       | EA   | 1    | \$ 2,000.00          | \$ 2,000.00         |
|          |                                                        |      |      | Subtotal             | \$ 37,680.00        |
|          |                                                        |      |      | Contingency (20%)    | \$ 7,536.00         |
|          |                                                        |      |      | <b>Bid Alt Total</b> | <b>\$ 45,216.00</b> |



|                                                                   |
|-------------------------------------------------------------------|
| MaineDOT WIN: 27536.00                                            |
| Project Location: Rangeley, Maine - Oquossoc Parking Lot Base Bid |
| Date: August 2025                                                 |

| Item No. | ITEM DESCRIPTION                                                          | UNIT              | QTY. | UNIT PRICE   | AMT.          |
|----------|---------------------------------------------------------------------------|-------------------|------|--------------|---------------|
| 201.112  | CLEARING                                                                  | SY                | 880  | \$ 10.00     | \$ 8,800.00   |
| 202.08   | REMOVE BUILDING NO. 1                                                     | LS                | 1    | \$ 2,500.00  | \$ 2,500.00   |
| 202.20   | REMOVING BITUMINOUS CONCRETE PAVEMENT                                     | SY                | 300  | \$ 30.00     | \$ 9,000.00   |
| 203.20   | COMMON EXCAVATION                                                         | CY                | 1025 | \$ 35.00     | \$ 35,875.00  |
| 304.10   | AGGREGATE SUBBASE COURSE - GRAVEL                                         | CY                | 550  | \$ 55.00     | \$ 30,250.00  |
| 304.14   | AGGREGATE BASE COURSE - TYPE A                                            | CY                | 375  | \$ 65.00     | \$ 24,375.00  |
| 403.208  | HOT MIX ASPHALT, 12.5 MM SURFACE                                          | TON               | 140  | \$ 225.00    | \$ 31,500.00  |
| 403.209  | HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES, INCIDENTALS)                  | TON               | 50   | \$ 300.00    | \$ 15,000.00  |
| 403.213  | HOT MIX ASPHALT 12.5 MM BASE                                              | TON               | 220  | \$ 225.00    | \$ 49,500.00  |
| 409.15   | BITUMINOUS TACK COAT - APPLIED                                            | GAL               | 490  | \$ 25.00     | \$ 12,250.00  |
| 605.10   | 6 INCH UNDERDRAIN OUTLET                                                  | LF                | 100  | \$ 75.00     | \$ 7,500.00   |
| 608.26   | CURB RAMP DETECTABLE WARNING FIELD                                        | SF                | 20   | \$ 130.00    | \$ 2,600.00   |
| 609.11   | VERTICAL CURB TYPE 1                                                      | LF                | 330  | \$ 100.00    | \$ 33,000.00  |
| 609.12   | VERTICAL CURB TYPE 1 - CIRCULAR                                           | LF                | 6    | \$ 115.00    | \$ 690.00     |
| 609.221  | TERMINAL CURB TYPE 1                                                      | EA                | 4    | \$ 800.00    | \$ 3,200.00   |
| 615.07   | LOAM                                                                      | CY                | 3.2  | \$ 80.00     | \$ 256.00     |
| 618.13   | SEEDING METHOD NUMBER 1                                                   | UNIT              | 4    | \$ 200.00    | \$ 800.00     |
| 618.14   | SEEDING, METHOD NUMBER 2                                                  | UNIT              | 10   | \$ 200.00    | \$ 2,000.00   |
| 618.143  | SPECIAL SEEDING                                                           | UNIT              | 4    | \$ 1,750.00  | \$ 7,000.00   |
| 627.18   | 12 INCH SOLID WHITE PAVEMENT MARKING LINE                                 | LF                | 18   | \$ 10.00     | \$ 180.00     |
| 627.75   | WHITE OR YELLOW PAVEMENT & CURB MARKING                                   | SF                | 240  | \$ 5.00      | \$ 1,200.00   |
| 627.9012 | PAVEMENT MARKING SYMBOL - ARROW                                           | EA                | 4    | \$ 100.00    | \$ 400.00     |
| 627.9013 | PAVEMENT MARKING SYMBOL - ADA PARKING                                     | EA                | 1    | \$ 100.00    | \$ 100.00     |
| 645.103  | DEMOUNT GUIDE SIGN                                                        | EA                | 1    | \$ 550.00    | \$ 550.00     |
| 645.113  | REINSTALL GUIDE SIGN                                                      | EA                | 1    | \$ 440.00    | \$ 440.00     |
| 645.271  | REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGNS, TYPE I | SF                | 27   | \$ 150.00    | \$ 4,050.00   |
| 645.289  | STEEL H-BEAM POLES                                                        | EA                | 4    | \$ 500.00    | \$ 2,000.00   |
| 645.5101 | WELCOME SIGN                                                              | EA                | 1    | \$ 6,500.00  | \$ 6,500.00   |
| 645.5102 | HERITAGE SIGN                                                             | EA                | 1    | \$ 8,000.00  | \$ 8,000.00   |
| 652.361  | MAINTENANCE OF TRAFFIC CONTROL DEVICES                                    | LS                | 1    | \$ 20,000.00 | \$ 20,000.00  |
| 656.75   | TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL                        | LS                | 1    | \$ 12,000.00 | \$ 12,000.00  |
| 659.10   | MOBILIZATION                                                              | LS                | 1    | \$ 39,678.60 | \$ 39,678.60  |
|          |                                                                           | Subtotal          |      |              | \$ 371,194.60 |
|          |                                                                           | Contingency (20%) |      |              | \$ 74,238.92  |
|          |                                                                           | Base Bid Total    |      |              | \$ 445,433.52 |



MaineDOT WIN: 27536.00

Project Location: Rangeley, Maine - Oquossoc Parking Lot Bid Alt

Date: August 2025

| Item No. | ITEM DESCRIPTION                                       | UNIT | QTY. | UNIT PRICE           | AMT.                |
|----------|--------------------------------------------------------|------|------|----------------------|---------------------|
| 609.11   | VERTICAL CURB TYPE 1 (PLANTING BED)                    | LF   | 50   | \$ 100.00            | \$ 5,000.00         |
| 619.12   | MULCH                                                  | UNIT | 0.3  | \$ 1,000.00          | \$ 300.00           |
| 621.209  | MEDIUM DECIDUOUS TRESS                                 | EA   | 6    | \$ 900.00            | \$ 5,400.00         |
| 621.715  | HERBACEOUS PERENNIALS                                  | EA   | 15   | \$ 45.00             | \$ 675.00           |
| 621.9511 | BIKE RACKS                                             | EA   | 1    | \$ 2,000.00          | \$ 2,000.00         |
| 626.0331 | POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT) | LF   | 900  | \$ 27.00             | \$ 24,300.00        |
| 626.0332 | POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT) | LF   | 150  | \$ 49.50             | \$ 7,425.00         |
| 626.0333 | POLYVINYL CONDUIT (4 IN PVC-40 CONDUIT UNDER PAVEMENT) | LF   | 120  | \$ 51.00             | \$ 6,120.00         |
| 626.112  | PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)   | EA   | 6    | \$ 1,425.00          | \$ 8,550.00         |
| 641.12   | BENCH                                                  | EA   | 2    | \$ 3,250.00          | \$ 6,500.00         |
| 641.34   | TRASH RECEPTACLE                                       | EA   | 2    | \$ 2,000.00          | \$ 4,000.00         |
|          |                                                        |      |      | Subtotal             | \$ 70,270.00        |
|          |                                                        |      |      | Contingency (20%)    | \$ 14,054.00        |
|          |                                                        |      |      | <b>Bid Alt Total</b> | <b>\$ 84,324.00</b> |

**Maine Department of Transportation**  
**BIDDER'S LIST FORM**

**Section A. Bidder/Prime Contractor Information.**

**This section must be completed by the Bidder/Prime Contractor.**

|                           |                                                                      |                         |                    |              |            |
|---------------------------|----------------------------------------------------------------------|-------------------------|--------------------|--------------|------------|
| 1. Prime Contractor Name: | E.L. Vining & Son, Inc                                               | 2. Federal Project WIN: | 27536.00           | 3. Bid Date: | 09/24/2025 |
| 4. Project Location:      | Main St. and Depot St. Rangeley<br>Route 4 and Route 16 Rangeley, ME | 5. Email Address:       | kevin@elvining.com |              |            |

**Section B. Commitment Details - Prime Contractor and all Proposed Subcontractor Information is Required in This Section**

| A. Firm's Name & Address,<br>Including Zip Code<br>Prime must be listed first | B. Annual Gross<br>Receipt Bracket<br>Select 1 to 7* | C. Status<br>DBE or<br>Non-DBE | D. NAICS Code(s)<br>and Scope of Work | E. Race & Gender<br>of each Firm's<br>Majority Owner | F. Age of<br>Each<br>Firm | G. Proposed<br>Amount |
|-------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------|---------------------------------------|------------------------------------------------------|---------------------------|-----------------------|
| E.L. Vining & Son, Inc<br>563 Town Farm Road<br>Farmington, ME 04938          | 5) \$10-20M                                          | Non-DBE                        | 237310 Road Construction              | white Male                                           | 45                        |                       |
| Dirigo Slipform<br>PO Box 340<br>Stillwater ME 04489                          | 2) \$1-3                                             | Non-DBE                        | 32 - Curb                             | white Male                                           | 27                        | \$8,200.00            |
| Fineline Paving<br>629 Main St<br>Madison ME 04950                            |                                                      |                                |                                       |                                                      |                           | \$192,500.00          |
| Future Agency LLC dba<br>Atwork Personnel Services                            | 4) \$6-10M                                           | DBE                            | 561331-Flaggers                       | White Female                                         | 8 years                   |                       |
| Peter A Lyford, Inc<br>53 Daves Way<br>Hermon, ME 04401                       | 2) \$1-3                                             | DBE                            | 561730 Hydroseeding                   | White Female                                         | 33                        | \$1,935.00            |
|                                                                               |                                                      |                                |                                       |                                                      |                           |                       |

**\*1) Less Than \$1M, 2) \$1 - \$3M, 3) \$3 - \$6M, 4) \$6 - \$10M, 5) \$10 - \$20M, 6) \$20 - \$50M, 7) Greater Than \$50M - More than 5 Subs use a new form**

MaineDOT Use Only:

Form Received: \_\_\_\_/\_\_\_\_/\_\_\_\_ Verified by: \_\_\_\_\_  
 FHWA ☐ FTA ☐ FAA ☐

**For a complete list of certified DBE firms please visit: <http://www.maine.gov/mdot/civilrights/>**

Note: This information is required pursuant to 49 CFR §26.11 and is used to track data in all federally funded MaineDOT contracts.

Town of Rangeley  
Attn: Traci Lavoie, Assistant Town Manager  
15 School Street  
Rangeley, ME 04970

September 17, 2025

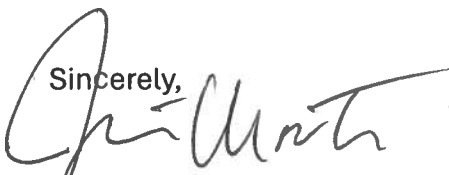
Dear Ms. Lavoie,

On behalf of everyone at Community Concepts, thank you to the Town of Rangeley for contributing \$200.00 to our organization this fiscal year (October 1, 2024 – September 30, 2025). Our work in Western Maine would not be possible without the support of funders, donors, community partners, and local municipalities. Your gift helps us to fill funding gaps not fully covered by Federal, State, or foundational grants and contracts, and we look forward to sharing about the continued impact of our programs and services for individuals, families, and communities in our region.

With summer winding down, it is an exciting and busy time for our programs. Our Head Start classrooms in Oxford and Franklin Counties are welcoming families for the new school year, and the Home Energy Assistance Program (HEAP) is now accepting fuel assistance applications to help keep thousands of Maine homes safe and warm this winter. Our Oxford County Mental Health Services Department also continues to offer vital programs for our neighbors, including outpatient therapy, substance use counseling, and crisis stabilization. Your contribution helps to sustain these programs and many more.

If you have any questions about our services, please do not hesitate to reach out to our Resource Development Manager, Kelsey Miller, at [kmiller@community-concepts.org](mailto:kmiller@community-concepts.org) or 207-330-5578. More information can also be found on our website at [www.ccimaine.org](http://www.ccimaine.org). Thank you again for your donation and belief in our mission!

Sincerely,



Jim Martin, LCSW  
Chief Executive Officer



**Chief Richard E. Caton IV**  
**Rangeley Police Department**

**15 School Street**  
**Rangeley, Maine 04970**  
**207-864-3579**  
**[policechief@rangeleyme.org](mailto:policechief@rangeleyme.org)**

September 29<sup>th</sup>, 2025

Town Manager Joe Roach,

This letter here is to advise you of the request by the Select Board for statistics of calls for service for the Rangeley Police Department. I pulled the information for you to present to the Select Board. From July 1<sup>st</sup> through July 31<sup>st</sup> the Rangeley Police Department handled **364** Calls for Service. Below is a breakdown of the calls handled.

|                                     |     |                               |    |
|-------------------------------------|-----|-------------------------------|----|
| Building checks                     | 155 | Medical Emergency             | 3  |
| Community Policing                  | 11  | Theft                         | 2  |
| 911 Hangup                          | 5   | Security Checks               | 11 |
| Assist Fire Dept                    | 4   | Noise Complaint               | 4  |
| Assist other Agency                 | 6   | Information                   | 10 |
| Lost and Found Property             | 7   | Missing Person                | 1  |
| Motor Vehicle Crash Property Damage | 14  | Fraud                         | 2  |
| Suspicious Activity                 | 4   | Motor Vehicle Stop            | 6  |
| Alarm                               | 6   | Road Hazard                   | 3  |
| 911 Misdialed                       | 4   | Assist Citizen                | 4  |
| Welfare Check                       | 6   | Animal Complaint              | 8  |
| Request for phone call              | 16  | Complaint                     | 4  |
| Paperwork Service                   | 3   | Follow-up                     | 26 |
| Motor Vehicle Complaint             | 6   | Vandalism/Criminal Mischief   | 1  |
| Domestic Disturbance                | 1   | Disabled Motor Vehicle        | 3  |
| Parking Complaint/Enforcement       | 9   | Fireworks Complaint           | 2  |
| Traffic Control                     | 2   | Disturbance                   | 4  |
| Trespass/Remove subject             | 2   | Violation of Protective Order | 1  |
| Late Report                         | 1   | Emergency Mental Health       | 1  |
| Harassment                          | 1   | Threatening                   | 2  |
| Aircraft Emergency                  | 1   | Burglary                      | 1  |
| Lockout Assist                      | 1   |                               |    |

Respectfully,

Richard E. Caton IV  
Chief of Police



**Chief Richard E. Caton IV**  
**Rangeley Police Department**

**15 School Street**  
**Rangeley, Maine 04970**  
**207-864-3579**  
**[policechief@rangeleyme.org](mailto:policechief@rangeleyme.org)**

September 29<sup>th</sup>, 2025

Town Manager Joe Roach,

This letter here is to advise you of the request by the Select Board for statistics of calls for service for the Rangeley Police Department. I pulled the information for you to present to the Select Board. From August 1<sup>st</sup> through August 31<sup>st</sup> the Rangeley Police Department handled **372** Calls for Service. Below is a breakdown of the calls handled.

|                                     |     |                               |    |
|-------------------------------------|-----|-------------------------------|----|
| Building checks                     | 139 | Medical Emergency             | 4  |
| Community Policing                  | 12  | Fingerprint Subject           | 2  |
| 911 Hangup                          | 1   | Security Checks               | 50 |
| Juvenile Offenses                   | 2   | Noise Complaint               | 1  |
| Assist other Agency                 | 2   | Information                   | 20 |
| Lost and Found Property             | 16  | Lost Person                   | 1  |
| Motor Vehicle Crash Property Damage | 10  | Civil Issue                   | 2  |
| Suspicious Activity                 | 9   | Motor Vehicle Stop            | 2  |
| Alarm                               | 3   | Road Hazard                   | 1  |
| 911 Misdial                         | 5   | Assist Citizen                | 1  |
| Welfare Check                       | 1   | Animal Complaint              | 8  |
| Request for phone call              | 18  | Complaint                     | 2  |
| Paperwork Service                   | 1   | Follow-up                     | 23 |
| Motor Vehicle Complaint             | 5   | Escort/Transport              | 1  |
| Domestic Disturbance                | 3   | Disabled Motor Vehicle        | 1  |
| Parking Complaint/Enforcement       | 8   | Fireworks Complaint           | 1  |
| Traffic Control                     | 1   | Disturbance                   | 3  |
| Trespass/Remove subject             | 5   | Violation of Protective Order | 2  |
| Late Report                         | 1   | Bail/Probation Check          | 1  |
| Special Detail                      | 1   | Threatening                   | 2  |
| Aircraft Emergency                  | 1   |                               |    |

Respectfully,

Richard E. Caton IV  
Chief of Police

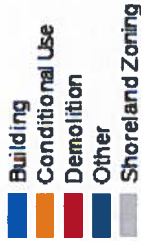


# Permit Type Report

Permit Date  
01/01/2025 to 10/02/2025

| Description      | Fees        | Project Cost  | Permits |
|------------------|-------------|---------------|---------|
| Building         | \$57,855.00 | 19,055,445.00 | 91      |
| Conditional Use  | \$784.58    | 0.00          | 5       |
| Demolition       | \$2,685.00  | 1,086,726.00  | 21      |
| Other            | \$1,775.00  | 130,000.00    | 21      |
| Shoreland Zoning | \$1,280.00  | 2,115,000.00  | 11      |
| Total            | \$64,379.58 | 22,387,171.00 | 149     |

Fees Breakdown



**Town of Rangeley**  
**General Fund Budget-to-Actual Detail**  
**FY2026 through August 31, 2025**

|                                                  | <u>Budget</u>        | <u>Actual</u>       | <u>Pos (Neg) Variance</u> | <u>% Variance</u> |
|--------------------------------------------------|----------------------|---------------------|---------------------------|-------------------|
| <b>Revenues</b>                                  |                      |                     |                           |                   |
| Property Taxes                                   | \$ 9,132,269.00      | \$ 9,132,271.76     | \$ 2.76                   | 0.0%              |
| Excise Taxes                                     | 15,200.00            | 11,996.52           | (3,203.48)                | -21.1%            |
| Intergovernmental                                | 301,786.00           | 116,377.46          | (185,408.54)              | -61.4%            |
| Charges for Services                             | 863,810.00           | 123,917.21          | (739,892.79)              | -85.7%            |
| Interest Income                                  | 188,000.00           | 38,847.72           | (149,152.28)              | -79.3%            |
| Other Revenue                                    | 3,000.00             | 5,533.02            | 2,533.02                  | 84.4%             |
| Other Financing Sources                          | -                    | -                   | -                         |                   |
| <b>Total Revenue and Other Financing Sources</b> | <b>10,504,065.00</b> | <b>9,428,943.69</b> | <b>(1,075,121.31)</b>     | <b>-10.2%</b>     |
| <b>Expenditures</b>                              |                      |                     |                           |                   |
| <b>General Government</b>                        |                      |                     |                           |                   |
| Selectmen                                        | 82,965.00            | 19,679.61           | 63,285.39                 | 76.3%             |
| Administration                                   | 314,179.00           | 67,767.83           | 246,411.17                | 78.4%             |
| Assessing                                        | 81,505.00            | 6,337.08            | 75,167.92                 | 92.2%             |
| Finance                                          | 158,181.00           | 23,559.18           | 134,621.82                | 85.1%             |
| Planning                                         | 206,314.00           | 31,110.26           | 175,203.74                | 84.9%             |
| Town Office                                      | 117,944.00           | 12,421.80           | 105,522.20                | 89.5%             |
| Public Safety Building                           | 53,210.00            | 3,909.54            | 49,300.46                 | 92.7%             |
| Town Clerk                                       | 105,486.00           | 420.86              | 105,065.14                | 99.6%             |
| Property and Casualty Insurance                  | 73,754.00            | 71,114.00           | 2,640.00                  | 3.6%              |
| <b>Public Safety</b>                             |                      |                     |                           |                   |
| Fire and Rescue                                  | 451,120.00           | 79,856.41           | 371,263.59                | 82.3%             |
| Police                                           | 691,877.00           | 105,510.44          | 586,366.56                | 84.8%             |
| Animal Control                                   | 7,754.00             | 556.65              | 7,197.35                  | 92.8%             |
| Emergency Management Services                    | 151,297.00           | -                   | 151,297.00                | 100.0%            |
| Fire Hydrant                                     | 161,989.00           | 40,497.00           | 121,492.00                | 75.0%             |
| Health Officer                                   | 4,541.00             | 743.31              | 3,797.69                  | 83.6%             |
| <b>Public Works</b>                              |                      |                     |                           |                   |
| Highways                                         | 861,316.00           | 97,342.63           | 763,973.37                | 88.7%             |
| Sewer                                            | 503,604.00           | 64,800.47           | 438,803.53                | 87.1%             |
| Solid Waste                                      | 529,178.00           | 78,062.53           | 451,115.47                | 85.2%             |
| Airport                                          | 49,828.00            | 9,364.44            | 40,463.56                 | 81.2%             |
| Parks and Recreation                             | 307,915.00           | 58,316.94           | 249,598.06                | 81.1%             |
| Cemeteries                                       | 35,653.00            | 9,333.34            | 26,319.66                 | 73.8%             |
| <b>Public Facilities</b>                         |                      |                     |                           |                   |
| Rangeley Comfort Station                         | 20,533.00            | 3,678.18            | 16,854.82                 | 82.1%             |
| Oquossoc Comfort Station                         | 17,018.00            | 2,825.68            | 14,192.32                 | 83.4%             |



**Town of Rangeley**  
**General Fund Budget-to-Actual Detail**  
**FY2026 through August 31, 2025**

|                                                    | <u>Budget</u>          | <u>Actual</u>           | <u>Pos (Neg) Variance</u> | <u>% Variance</u> |
|----------------------------------------------------|------------------------|-------------------------|---------------------------|-------------------|
| <b>Other Expenditures</b>                          |                        |                         |                           |                   |
| Culture                                            | 15,550.00              | 10,000.00               | 5,550.00                  | 35.7%             |
| General Assistance                                 | 2,000.00               | -                       | 2,000.00                  | 100.0%            |
| County Tax                                         | 1,352,129.00           | 676,064.50              | 676,064.50                | 50.0%             |
| Education                                          | 3,916,951.00           | 652,825.10              | 3,264,125.90              | 83.3%             |
| Donations                                          | 236,655.00             | 35,900.00               | 200,755.00                | 84.8%             |
| Municipal Needs Assessment                         | 35,900.00              | -                       | 35,900.00                 | 100.0%            |
| Capital Purchases                                  | 175,560.00             | 56,011.00               | 119,549.00                | 68.1%             |
| Debt Service                                       | 203,967.00             | 105,279.87              | 98,687.13                 | 48.4%             |
| Overlay                                            | 31,188.00              | -                       | 31,188.00                 | 100.0%            |
| <b>Other Financing Uses</b>                        |                        |                         |                           |                   |
| Transfers Out                                      | 957,904.00             | -                       | 957,904.00                | 100.0%            |
| <b>Total Expenditures and Other Financing Uses</b> | <u>11,914,965.00</u>   | <u>2,323,288.65</u>     | <u>9,591,676.35</u>       | 80.5%             |
| <b>Net Change in Fund Balance</b>                  | (1,410,900.00)         | 7,105,655.04            | 8,516,555.04              | -603.6%           |
| <b>Beginning Fund Balance</b>                      | <u>5,027,394.68</u>    | <u>5,027,394.68</u>     |                           |                   |
| <b>Ending Fund Balance</b>                         | <u>\$ 3,616,494.68</u> | <u>\$ 12,133,049.72</u> |                           |                   |

# ROAD PROJECTS SUMMARY

| Project                     | Estimated Cost      | Total Costs         | Grant Revenue         | Other Sources      | Net Cost            | Complete |
|-----------------------------|---------------------|---------------------|-----------------------|--------------------|---------------------|----------|
| Allen Street                | 1,017,295.00        | 1,861,134.30        | -                     | -                  | 1,861,134.30        | Yes      |
| Alpine Way                  | 117,114.00          | 85,000.00           | -                     | -                  | 85,000.00           | Yes      |
| Bald Mountain Road          | 770,655.00          | 901,910.64          | (190,000.00)          | -                  | 711,910.64          | Yes      |
| Bonnie Point Road           | -                   | 80,902.53           | -                     | -                  | 80,902.53           | Yes      |
| Center Street               | -                   | 28,614.95           | -                     | -                  | 28,614.95           | No       |
| Cottage Avenue              | 51,500.00           | 55,257.56           | -                     | -                  | 55,257.56           | Yes      |
| Country Club Road           | -                   | 85,228.98           | -                     | -                  | 85,228.98           | No       |
| Cross Street                | -                   | 10,013.99           | -                     | -                  | 10,013.99           | No       |
| Depot Street                | 26,000.00           | 17,135.30           | -                     | -                  | 17,135.30           | Yes      |
| Franklin Street             | -                   | 58,267.72           | -                     | -                  | 58,267.72           | Yes      |
| Gile Road                   | 45,000.00           | -                   | -                     | -                  | -                   | No       |
| Grandview Avenue            | 58,000.00           | 94,747.39           | -                     | -                  | 94,747.39           | Yes      |
| Hyatt Road                  | 33,000.00           | 7,219.32            | -                     | -                  | 7,219.32            | Yes      |
| Lake Street                 | 14,503.00           | 124,775.94          | -                     | -                  | 124,775.94          | Yes      |
| Lakeside Lodges Road        | 10,290.00           | -                   | -                     | -                  | -                   | No       |
| Loon Lake Road              | 1,900,177.00        | 2,060,903.82        | (1,000,000.00)        | (36,076.25)        | 1,024,827.57        | Yes      |
| Manor Road                  | -                   | -                   | -                     | -                  | -                   | No       |
| Mingo Loop                  | -                   | -                   | -                     | -                  | -                   | No       |
| Old Skiway                  | 57,000.00           | 41,456.97           | -                     | -                  | 41,456.97           | Yes      |
| Oquossoc Avenue             | 31,000.00           | 32,993.69           | -                     | -                  | 32,993.69           | Yes      |
| Overlook Sidewalk           | 766,457.00          | 851,648.78          | (557,928.68)          | -                  | 293,720.10          | Yes      |
| Pickford Road               | 26,000.00           | 2,984.00            | -                     | -                  | 2,984.00            | Yes      |
| Pleasant Street             | 260,000.00          | 198,450.18          | -                     | -                  | 198,450.18          | Yes      |
| Pond Street                 | -                   | -                   | -                     | -                  | -                   | No       |
| Quimby Pond Road            | 158,925.00          | -                   | -                     | -                  | -                   | No       |
| Rangeley Avenue             | -                   | 45,922.58           | -                     | -                  | 45,922.58           | Yes      |
| Robbins Avenue              | 42,000.00           | 37,308.18           | -                     | -                  | 37,308.18           | Yes      |
| Transfer Station Road       | 47,000.00           | -                   | -                     | -                  | -                   | No       |
| <b>TOTAL ROAD PROJECTS</b>  | <b>5,431,916.00</b> | <b>6,681,876.82</b> | <b>(1,747,928.68)</b> | <b>(36,076.25)</b> | <b>4,897,871.89</b> |          |
| Road Project Bonds          | -                   | 5,311.67            | -                     | (5,100,000.00)     | (5,094,688.33)      |          |
| Interest Income             | -                   | -                   | -                     | (12,628.26)        | (12,628.26)         |          |
| <b>Remaining Unexpended</b> |                     |                     |                       |                    | <b>209,444.70</b>   |          |

As of 8/31/2025

**Town of Rangeley**  
**Trust Funds Activity**  
**FY2026 through August 31, 2025**

|                  | <b>Beg Fund Balance</b> | <b>Revenues</b>  | <b>Expenditures</b> | <b>Transfers In (Out)</b> | <b>End Fund Bal</b> |
|------------------|-------------------------|------------------|---------------------|---------------------------|---------------------|
| HB McCord Trust  | \$ 11,314.14            | \$ 75.12         | \$ -                | \$ -                      | \$ 11,389.26        |
| A Soule Trust    | 7,575.89                | 51.10            | -                   | -                         | 7,626.99            |
| HA Furbish Trust | 17,131.72               | 117.18           | -                   | -                         | 17,248.90           |
| A Amber Trust    | 12,883.04               | 87.14            | -                   | -                         | 12,970.18           |
| J Blythe Trust   | 8,679.47                | 57.10            | -                   | -                         | 8,736.57            |
| <b>Total</b>     | <b>\$ 57,584.26</b>     | <b>\$ 387.64</b> | <b>\$ -</b>         | <b>\$ -</b>               | <b>\$ 57,971.90</b> |

**Town of Rangeley**  
**Capital Projects Funds Activity**  
**FY2026 through August 31, 2025**

|                        | <b>Beg Fund Balance</b> | <b>Revenues</b>      | <b>Expenditures</b>  | <b>Transfers In (Out)</b> | <b>End Fund Bal</b>    |
|------------------------|-------------------------|----------------------|----------------------|---------------------------|------------------------|
| Fire Donations Fund    | \$ 8,821.97             | \$ 60.07             | \$ -                 | \$ -                      | \$ 8,882.04            |
| Fire Reserve           | 248,543.28              | 1,698.02             | -                    | -                         | 250,241.30             |
| Highway Reserve        | 283,328.85              | 1,935.42             | (5,634.71)           | -                         | 279,629.56             |
| Police Reserve         | 57,349.17               | 390.69               | -                    | -                         | 57,739.86              |
| Transfer Station Rsrv  | 223,306.15              | 1,526.71             | -                    | -                         | 224,832.86             |
| General Reserve        | 215,056.83              | 1,469.60             | -                    | -                         | 216,526.43             |
| Town Park Reserve      | 86,123.25               | 586.03               | -                    | -                         | 86,709.28              |
| Airport Reserve        | 149,688.37              | 1,021.82             | -                    | -                         | 150,710.19             |
| Community Cable Rsrv   | 23,274.62               | 159.30               | -                    | -                         | 23,433.92              |
| Maint Equip Reserve    | 14,407.86               | 99.16                | -                    | -                         | 14,507.02              |
| Town Book Restore Rsrv | 29,127.50               | 201.35               | -                    | -                         | 29,328.85              |
| Town Clock Reserve     | 843.79                  | 6.00                 | -                    | -                         | 849.79                 |
| 3 School Street Rsrv   | 3,117.63                | 21.05                | (55.00)              | -                         | 3,083.68               |
| Pond/Lake Dam Rsrv     | 46,056.02               | 315.56               | -                    | -                         | 46,371.58              |
| Radio Tower Reserve    | 98,738.41               | 4,511.23             | -                    | -                         | 103,249.64             |
| Comfort Station Rsrv   | 34,786.46               | 237.40               | -                    | -                         | 35,023.86              |
| Econ Dev Reserve       | 27,531.91               | 189.33               | -                    | -                         | 27,721.24              |
| Town Office Reno Rsrv  | 5,512.72                | 39.08                | -                    | -                         | 5,551.80               |
| Downtown Revi Rsrv     | 109,302.45              | 745.33               | -                    | -                         | 110,047.78             |
| Sewer Reserve          | 433,477.02              | 2,963.24             | -                    | -                         | 436,440.26             |
| Cemetery Reserve       | 155,910.76              | 1,066.90             | -                    | -                         | 156,977.66             |
| Technology Reserve     | 65,928.41               | 447.79               | -                    | -                         | 66,376.20              |
| Road Projects Reserve  | 208,023.15              | 1,421.55             | -                    | -                         | 209,444.70             |
| Excise Reserve         | 445,904.06              | 89,787.69            | -                    | -                         | 535,691.75             |
| <b>Total</b>           | <b>\$ 2,974,160.64</b>  | <b>\$ 110,900.32</b> | <b>\$ (5,689.71)</b> | <b>\$ -</b>               | <b>\$ 3,079,371.25</b> |

**Town of Rangeley**  
**Special Revenue Funds Activity**  
**FY2026 through August 31, 2025**

|                      | <b>Beg Fund Balance</b> | <b>Revenues</b>     | <b>Expenditures</b>  | <b>Transfers In (Out)</b> | <b>End Fund Bal</b>    |
|----------------------|-------------------------|---------------------|----------------------|---------------------------|------------------------|
| Microloan            | \$ 155,885.42           | \$ 1,063.87         | \$ -                 | \$ -                      | \$ 156,949.29          |
| Health Ride Fund     | 58,540.33               | 1,474.73            | (1,226.05)           | -                         | 58,789.01              |
| AIP Fund             | (6,000.00)              | -                   | -                    | -                         | (6,000.00)             |
| Employee Fund        | 5,515.32                | 39.08               | 62.57                | -                         | 5,616.97               |
| King Foundation      | 183.05                  | -                   | -                    | -                         | 183.05                 |
| TIF Fund             | 654,259.23              | 4,471.93            | (3,317.10)           | -                         | 655,414.06             |
| Wilbur Cemetery Fund | 3,218.23                | 21.05               | -                    | -                         | 3,239.28               |
| Cemetery Fund        | 273,019.50              | 3,366.30            | -                    | -                         | 276,385.80             |
| Air Show Fund        | 19,240.81               | -                   | -                    | -                         | 19,240.81              |
| Unemployment Fund    | 20,133.53               | 138.24              | -                    | -                         | 20,271.77              |
| <b>Total</b>         | <b>\$ 1,183,995.42</b>  | <b>\$ 10,575.20</b> | <b>\$ (4,480.58)</b> | <b>\$ -</b>               | <b>\$ 1,190,090.04</b> |