



TOWN MANAGER

TO: Board of Selectmen
FROM: Joe Roach
RE: November 3, 2025 Meeting Notes
DATE: October 29, 2025

#7. A follow-up motion to authorize project payments from the Sewer Reserve up to \$40,500 is in order. I forgot to advise the Board to include that provision in the motion that was made at the last meeting to approve the project. This is just for housekeeping.

The Ordinance Committee would like to perform an assessment of internally illuminated signs and would like permission from the Board to authorize RLBS to operate their sign for one day (November 19th).

#8. Any follow up to the 50 Pleasant Street public hearing can be discussed here.

The Community Resilience self-evaluation forms will not be redistributed in this packet. They can be referred to if needed on our website under the Agenda Center/Board of Selectmen/10-20-2025. Being enrolled in the program is the first step in qualifying for certain grants.

Verizon has reached out to the Town to see if there is interest in taking a lump sum for a tower easement, or interest in accepting a lower monthly rent amount. No action is required at the moment, but the Board should discuss the offer.

I have left the quorum language in the CPIC Bylaws draft to say that a quorum is defined as a majority of the members appointed. That is the best method in my experience.

#9. Now that the base bid award has been squared away for the Scenic Byways Gateways project, the Board should decide if it is interested in including bid alternates in the award. MaineDOT will not fund any portion of the bid alts – they will be 100% municipally funded. Sheets from the plan set are included that show the items in the bid alts, which include conduit provisions for future lighting, benches, plantings, and trash receptacles. We have enough approved local funds to build the alternates.

#12. The draft Quarterly Meeting agenda is included.

The Building Needs Assessment draft is being circulated internally and will come to the Board once comments are incorporated into it. After the Board has a chance to review and comment, it should have a public hearing.

Town Manager Report

The Town's Assessing Agent, RJD Appraisals, has begun Rangeley's revaluation project. Field agents will be visiting properties sold in the past three years starting later this week. They will visit other properties after that. Agents have "Assessor" door magnets and a flashing roof light on their cars. The revaluation project is expected to wrap up in the spring of 2026. A flyer from Maine Revenue Services that provides some general information about revaluations is linked to the Rangeley Town Office social media page.

The Airport Commission redefined the Airshow 2026 as the *Fly-in 2026* at its last meeting. The current balance in the Airshow (Fly-in) account is \$19,383.61.

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

MEETING NOVEMBER 3, 2025, 5PM

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**
 - September 29, 2025 – Haley Pond Ad Hoc Committee, Regular Meeting
 - September 29, 2025 – Airport Commission, Regular Meeting
 - October 8, 2025 – Planning Board, Regular Meeting
 - October 15, 2025 – Ordinance Committee, Regular Meeting
6. **Review of Minutes**
 - October 20, 2025 – BOS Regular Meeting
7. **Consent Items**
 - Event Permit – Rangeley Skating Club – Pond Hockey Festival
 - Appointment – CPIC
 - Sewer Reserve – Lake Region Power Systems - \$40,500
 - RLBS Sign – Permission to Light for Ordinance Committee, November 19, 2025
8. **Old Business**
 - 50 Pleasant Street Update
 - Community Resilience Self-Evaluation / CRP Community Actions – Second Reading
 - Comp Plan Implementation Committee (CPIC) Bylaws – Second Reading
 - Verizon Tower Lease
9. **New Business**
 - Scenic Byways Gateway Project – Bid Alternates
10. **Correspondence**
11. **Read Into Record**

12. Town Manager Report

- Stats Provided
- Calendar
 - November 4, 2025 – Special Town Meeting
 - November 18, 2025, 6PM - Quarterly Meeting
- Other Business
 - Building Needs Assessment Update
 - Donation Acceptance – Kennebago Lake Camps to Fire Department - \$500

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



TOWN OFFICE
15 School Street
Rangeley, Maine 04970

HALEY POND AD HOC COMMITTEE

James Jannace
Ned Addelson
Allison Fraser
Nick Leadley

Joe Roach, Town Manager

September 29, 2025, 2PM
MEETING MINUTES

1. CALL TO ORDER – RECORD ATTENDANCE

The Town Manager called the meeting to order at 2:00 PM. In attendance were Jim Jannace, Ned Addelson, Allison Fraser, and Nick Leadley.

2. ELECT CHAIRMAN

A motion was made by Mr. Addelson and seconded by Mr. Jannace to elect Jim Jannace as Chair.

VOTE: 4-0

3. ELECT VICE-CHAIRMAN

A motion was made by Mr. Jannace and seconded by Ms. Fraser to elect Nick Leadley as Vice Chair.

VOTE: 4-0

4. DATE AND TIME OF COMMITTEE MEETINGS

The Committee decided by consensus to hold meeting at 5PM on the first Tuesday of each month.

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

A motion was made by Mr. Jannace and seconded by Mr. Addelson to adopt Robert's Rules of Order.

VOTE: 4-0

6. TOWN POLICIES – Members will review and bring signed pages to next meeting.

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

7. ADJOURNMENT

A motion was made by Mr. Jannace and seconded by Mr. Addelson to adjourn at 3:39PM.

VOTE: 4-0



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

September 29, 2025 4:00PM
MEETING MINUTES

1. **CALL TO ORDER – RECORD ATTENDANCE**
Chairman Koob called the meeting to order following the organizational meeting. Present were members Ferrara, Sannizzaro, and Koob.
2. **DECLARE A QUORUM AND DISCLOSE CONFLICT OF INTEREST**
None
3. **ADJUSTMENTS TO THE AGENDA**
None
4. **REVIEW OF MEETING MINUTES**
The Meeting Minutes of August 25, 2025 Meeting were skipped until the next meeting.
5. **PUBLIC TO SPEAK – NON-AGENDA ITEM**
6. **CORRESPONDENCE TO BE READ INTO RECORD**
-Comprehensive Plan Consultant Correspondence
7. **REPORTS OF THE COMMISSION**
8. **REPORTS OF THE AIRPORT MANAGER**
-Crack Seal/Striping – Postponed until Spring 2026
-Taxi lane Design – MaineDOT Funding Approval
9. **OLD BUSINESS**
-Airshow 2026 Subcommittee Formation – Mr. Sannizzaro is the point person.
-Schedule Visit to Airport – October 27, 2025
-N5131W Update – Abandoned plane on runaway – Airport Manager is in communication with registered owner.
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**
-October 27, 2025 with walkthrough at the airport at 4:00.
13. **ADJOURNMENT**

A motion was made by Mr. Ferrara and seconded by Mr. Sannizarro to adjourn at 4:42 PM.
VOTE: 3-0

These Minutes were approved by the Airport Commission on 10/27/2025 – 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

October 08, 2025
6:00 PM Regular Meeting
Meeting Minutes

Board Members: Lee Libby, Leo Cerminara, Jon Lewis, Peter Krauss, Reid Wischnowsky (Noel Dolbier - absent)
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
4. Adjustments to the Agenda - None
5. Public to Speak on a Non-Agenda Item - None
6. Review of Minutes
 - September 10, 2025 – Regular Meeting
 - Jon Lewis motion accept minutes as written.
 - Peter Krauss second

Vote 5-0
7. Correspondence - None
8. New Business
 - Shoreland Zoning Permit Application – 551 Bald Mountain Road, Map 022, Lot 009
 - Peter Krauss motion to accept application as complete.
 - Jon Lewis second.
 - Site visit scheduled for 5:30 PM on October 22, 2025.

Vote 5-0
 - Conditional Use Permit – 143 Berkshire Road, Map 010, Lot 031-005
 - Jon Lewis motion to accept application as complete.
 - Leo Cerminara second.
 - Public hearing scheduled for 6:00 PM on October 22, 2025.

Vote 5-0
9. Continuing Business
10. Next Meeting – October 22, 2025, 6:00 PM, following Public Hearing
11. Adjourn Meeting
 - Peter Krauss motion to adjourn at 6:03 pm
 - Jon Lewis 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

October 15, 2025
5:00 PM Regular Meeting
Minutes

Board Members: Ethna Thompson, Scott Wilson, Valerie Zapolsky (Carolyn Smith – 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
 - October 01, 2025 – Regular Meeting Minutes
 - Scott Wilson motion to accept minutes as written
 - Val Zapolsky second

Vote 3-0
6. Correspondence
7. Continuing Business
 - Lighting (Dark Skies compliance)
 - Val Zapolsky motion to add the following definitions to 38.13:
 - Correlated Color Temperature (CCT): the measured color appearance of light emitted by a light source described using a nominal value in Kelvins (K).
 - Fully shielded fixture: an outdoor light fixture designed so that the installed fixture emits no light above the horizontal plane.
 - Light pollution: any adverse effect of man-made light. Often used to denote “sky glow” from cities or towns, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.
 - Light source: the part of a lighting fixture that produces light, e.g. the bulb.
 - Light trespass: light falling where it is not wanted or needed. Spill light falling over property lines that illuminates adjacent grounds or buildings in an objectionable manner.
 - Lumen: a standard measurement of light emitted by a light fixture, for determining compliance with the regulations of this ordinance, the lumen output of a fixture shall mean the manufacturer’s published documentation of initial lumens for the fixture.
 - Recreational lighting: lighting used to illuminate sport fields, ball courts, playgrounds or similar recreational facilities.
 - Security light: lighting designed to illuminate a dark area of property or grounds for the purpose of enhanced safety and to deter intruders.
 - Spot type luminary: commonly known as spotlight, a fixture or lamp projecting a narrow, intense beam of light directly onto a small area.
 - String mini lights: small, decorative electric lights that are typically used for holiday decorations.
 - String lights, festoon lights or party lights: decorative string lights featuring larger, exposed bulbs or globes, often used outdoors to create a warm and inviting atmosphere for events or gatherings.
 - Scott Wilson second.

Vote 3-0
 - Sign Ordinance (internally illuminated signs)

8. New Business

9. Next Meeting – October 29, 2025 or November 19, 2025, at 5:00 PM

10. Adjourn Meeting

- Val Zapolsky motion to adjourn at 6:02 PM
- Scott Wilson second.

Vote 3-0

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

RANGELEY BOARD OF SELECTMEN
REGULAR MEETING
OCTOBER 20, 2025, 5PM

In Attendance: Ethan Shaffer, Chairman / James Jannace, Vice-Chairman / Samantha White / Jacob Beaulieu / Keith Savage

Staff: Joe Roach, Town Manager / Traci Lavoie, Assistant Town Manager

Guest: Scott Dixon, Mainland

See Sign-In for Public Attendance

1. OPEN MEETING – DECLARE A QUORUM – 5:00PM
 - Open Public Hearing – Special Town Meeting, November 4, 2025 – 5:00PM
 - Close Public Hearing – 5:39PM
2. CONFLICT OF INTEREST DISCLOSURE – None
3. ADJUSTMENTS TO AGENDA – None
4. PUBLIC TO SPEAK ON A NON-AGENDA ITEM – None
5. BOARDS & COMMITTEES – Provided
 - Jonathan Adkins – Sewer Commission Update Provided
 - August 12, 2025 – Sewer Commission, Regular Meetings
 - September 10, 2025 – Planning Board, Regular Meeting
 - September 18, 2025 – Parks Commission, Regular Meeting
6. REVIEW AND APPROVE MEETING MINUTES
 - October 6, 2025 – Regular Meeting
Vice-Chairman Jannace motioned to approve with any additions or corrections.
Selectman White second VOTE: 5-0
7. CONSENT ITEMS
 - Event Permit
Giving Tree Lighting
Vice-Chairman Jannace motioned to approve the Giving Tree Lighting on November 29, 2025, 4PM, pending certificate of liability.
Selectman White second VOTE: 5-0
 - Appointment - CPIC
Vice-Chairman Jannace motioned to appoint Mark Beauregard, term ending 6/30/2028.
Selectman Savage second VOTE: 5-0
8. OLD BUSINESS
 - RFP – Town Office Flooring

Vice-Chairman Jannace motioned to award RLBS in the amount of \$51,125.75 to remove and replace flooring in the Town Office and conference room.

Selectman Savage second

VOTE: 5-0

- Community Resilience Self-Evaluation / CRP Community Actions

Vice-Chairman Jannace motioned to approve as the first reading the Community Resilience Self-Evaluation as the first reading.

Selectman Savage second

VOTE: 5-0

- Select Board Goals

Discussion: Progress reported on the Airshow, Assisted / Workforce Housing Assessments, Investments, EMS Needs Assessment, Committee Updates, the Transfer Station (the Town Manager is to bring back cost analysis from Casella if they were to take it over), Oquossoc Park Phase II Design, Main Street Sidewalks (the Town Manager is to inquire about striping at RLBS and up toward the IGA), and Public Buildings Needs Assessment.

9. NEW BUSINESS

- ISO / Public Protection Classification (PPC) Provided

- Proposed 2026 State Valuation Provided

- RFPs

Heating Fuel

Vice-Chairman Jannace motioned to award Dead River \$2.64 per gallon of #2 heating fuel, \$3.28 per gallon of kerosene and \$1.62 per gallon of propane.

Selectman Savage second

NO VOTE

Vice-Chairman Jannace amended his motion to include not to exceed \$.20 above quoted pricing.

Selectman White second

VOTE: 5-0

Sewer Generator

Vice-Chairman Jannace motioned to award Lakes Region Power Systems the base bid of \$40,500 and drop the bid alternate.

Chairman Shaffer second

NO VOTE

Vice-Chairman Jannace amended his motion to include pending certificates of renewed insurance for both LRPS and Stellar Electrical Services as well as renewal of Jason Grover's electrical license.

Chairman Shaffer second

VOTE: 5-0

- Comp Plan Implementation Committee (CPIC) Bylaws – First Reading

Vice-Chairman Jannace motioned to approve the first reading with noted additions and corrections.

Selectman White second

VOTE: 5-0

10. CORRESPONDENCE – None

11. READ INTO RECORD – None

12. TOWN MANAGER REPORT

- Phase II of the Oquossoc Park Project is set to go to bid in late January of 2026.
- The RFID locks have been installed in the Town Office and the Public Safety Building.
- The recent capital computer upgrade is complete.
- The revaluation process is underway

- Calendar
November Election Timeline
November 1, 2025 – Last Day to Issue Absentee Ballots
November 4, 2025 – Special Town Meeting
November 18, 2025, 6PM – Quarterly Meeting

- Other Business Provided
CRC Thank You Letter
Proctor Road Correspondence
Grant Sheet

13. SELECTBOARD COMMUNICATION – None

14. EXECUTIVE SESSION – M.R.S.A. Title 1, Chapter 13, Subchapter 1, §405(6) – None

15. ADJOURNMENT

Vice-Chairman Jannace motioned to adjourn at 6:47PM.

Selectman White second

VOTE: 50

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

TOWN OF RANGELEY, MAINE

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

Organization Status

- ☒ NON-PROFIT
☐ PROFIT

EVENT PERMIT APPLICATION

REC'D 10/27/25

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

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

Organization/Applicant requesting use: Rangeley Skating Club
Event Location: Haley Pond
Name of Event: Rangeley Pond Hockey Festival
On Site Contact Person: Karen Seaman, Seth Noonkester
Address: 25 Allen St Rangeley (KS)
E-mail Address: Ksbooks61@gmail.com
Primary Phone: 805-722-9172 Secondary: 603-953-4977 Fax: _____
Date of Event: Feb 7 & 8th 2024 Rain Date: N/A
Event Times: Start Time: 8:00 AM End Time: 4:00 PM Expected Attendance: 200

Please provide a detailed description what your event entails: _____

12 Rinks for competitive Hockey.

Please list the public facilities, parks, streets or public property you are requesting for this event: _____

Haley Pond

PENDING
CERTIFICATE
OF LIABILITY

Liability Insurance:

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

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

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

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

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

Are you requesting any street closure? ☐ Yes ☒ No

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

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

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

Health and Sanitation:

Description of drinking water to be provided: Bottled Water

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

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

If yes, please list the decibel level (if known) and duration. During National Anthem Saturday Morning & Awards Ceremony Sunday noon.

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

☐ If necessary, provide copy of Liquor License

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

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

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

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

☐ Police Department _____

☐ Fire Department _____

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

Parks and Recreation _____

☐ Highway Department _____

☐ Solid Waste _____

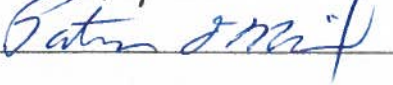
☐ Sewer Department _____

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

Signature: Karen Seaman Date: 10/27/25

For administrative use only:

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

Department	Signature	Date	Approve	Deny	N/A	*Dept Comments
Police		10/28/25	✓			
Fire		10/28/25	✓			
Parks		10/28/25	✓			
Highway						
Solid Waste						
Sewer						

*Signature confirms all necessary Municipal Services will be provided

Town Manager*: Brian G. Harmon

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: _____

Notes:

Telephone 207-864-3326
Fax: 207-864-3578

Office of:

Selectmen
Town Manager
Treasurer
Tax Collector



Office of:

Town Clerk
Code Enforcement Officer
Parks & Recreation
Assessor
Public Works

TOWN OFFICE
15 School Street
Rangeley, Maine 04970

REQUEST FOR APPOINTMENT

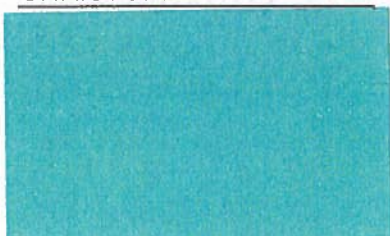
TERM: 3 year (Office Use Only)

Name: CHRISTOPHER FARMER

Address:

Telephone:

Email:



exp 06/2028

Board/Committee applied for: COMP PLAN IMPLIMENTATION COMMITTEE

Please explain primary reasons you are interested in this position:

I served as chair of the comp plan and wish to insure it gets implemented property.

Please explain what skills, training or knowledge you would add to the group if appointed to the position:

I've been an attorney for over 25 years, worked extensively in development and planning. Served on the Comp Plan in Windham, Maine. And most recently chair of the Rangeley Comp Plan committee. I have a very good grasp on the material.

Please explain why you would be the best candidate for the position if there were multiple candidates to choose from:

My experience and knowledge of the subject matter, and extensive work background.

Please advise the board of any personal conflicts or logged complaints that may come before you as a board member and keep you from conducting yourself in an unbiased manner:

NONE KNOWN

Signed:

Dated: 10/22/2025

All applications will be kept on file for one year.

COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE BY-LAWS

Section 1: Establishment & MISSION

The Town of Rangeley hereby establishes The Comprehensive Plan Implementation Committee (CPIC). The goal of the CPIC is to review the existing Comprehensive Plan with the intent to incorporate action items in the form of ordinance and policy recommendations to the Town Manager and Board of Selectmen regarding the implementation of the updated Comp Plan **within eighteen (18) months of establishing the committee.**

Section 2: Appointment

- A. Members of the CPIC shall be appointed by the municipal officers and be sworn by the municipal clerk or other person authorized to administer oaths.
- B. The CPIC shall consist of ~~five~~ **seven (5 7)** members; the CEO (or Deputy CEO), one (1) Planning Board member, one (1) Ordinance Committee member, ~~one~~ **three (4 3)** citizens / taxpayers, and one (1) Selectman.
- C. Each member shall serve a term of two (2) years with the intent of creating staggered terms.
- D. When there is a permanent vacancy, the municipal officers shall appoint a person to serve for the unexpired term. A vacancy shall occur upon the resignation or death of any member, or when a member fails to attend four (4) consecutive regular meetings without a reasonable excuse. The municipal officers may remove members of the CPIC by majority vote, for cause, after notice and hearing.

Section 3: Organization, Rules and Procedures

- A. Robert's Rules of order shall be adopted and adhered to.
- B. Any question of whether a particular issue involves a conflict of interest sufficient to disqualify a member from voting thereon shall be decided by a majority vote of the members, except the member who is being challenged.
- C. The Chairman shall call at the minimum, one regular meeting each month, provided there is business to conduct.
- D. A quorum is required to conduct any business of the CPIC. A quorum is defined as a majority of those members appointed to the CPIC.
- E. The Chairman may call a Special Meeting providing a ~~twenty-four (24) hour~~ **three (3) day** public notice is given.
- F. Notice of all public hearings shall be posted in at least three (3) prominent places and when available, posted electronically on the Towns' Web Page at least ~~seven~~

three (7-3) days before such hearing. The notice shall set forth the nature of the hearing, the time, date and location of the hearing.

- G. All meetings of the CPIC shall be open to the public. No votes may be taken by the CPIC, except in public meetings.

Section 4: Officers, Duties and Powers

I. Officers

- A. The CPIC shall annually select a Chairperson who shall serve for a one-year term from July 1 to June 30. The Chairperson shall develop the agenda, shall provide for distribution of all materials to other members of the CPIC prior to the meeting and be responsible for the proper conduct of the meetings. The Chairman will be responsible for getting meeting agendas to the Assistant Town Manager for posting on the website.
- B. The CPIC shall annually select a Vice-Chairperson who shall serve for a one-year term from July 1 to June 30. The Vice-Chairperson shall assume all the same responsibilities as the Chairperson when the Chairperson is unable.
- C. The CPIC shall annually select a Secretary who shall serve for a one-year term from July 1 to June 30. The Secretary shall ensure that a record of all pertinent discussions and votes of the CPIC are properly recorded in the form of minutes. The Secretary will be responsible for getting approved minutes to the Assistant Town Manager for posting on the website.

II. Duties and Powers

- A. The CPIC is tasked with the following duties and powers:
 - a. Advise the Select Board of actions and strategies to create ordinance / policy with the intent of implementing the 2025 Comprehensive Plan.
 - b. Review the Comprehensive Plan and strategize the declared priorities of the Town for implementation.
 - c. Review current ordinances and recommend updates accordingly.
 - d. Provide monthly written updates to the Town Manager the Wednesday prior to the second Selectboard meeting. This update will be included in Board packets.
- B. The CPIC may adopt rules and procedures in addition to Section 3 for transaction of business and the secretary shall keep a record of its resolutions, transactions, correspondence, findings, and determinations.
- C. The CPIC shall file all rules and procedures and subsequent revisions with the municipal clerk. Copies shall be provided to the municipal officers for their information.
- D. The CPIC may obtain goods and services necessary to its proper function within the limits of appropriations made for their purpose.
- E. Write and submit an annual report of activities for the fiscal year.

- F. Conduct a joint meeting with the Rangeley Selectmen no less than annually.

Section 5: Jurisdiction

The CPIC is advisory only and is not empowered to make any binding decisions. The CPIC is expected to review and make recommendations to the Town Manager and Board of Selectmen for implementing the Comprehensive Plan.

Section 6: Severability Clause

Should any section or provision of this Mission and By-Laws document be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this document.

Section 8: Effective Date

This governance document shall take effect immediately upon its approval at the Board of Selectmen's Meeting on November 3, 2025. Any amendment shall take effect immediately upon approval of the Selectmen.

Ethan Shaffer, Chairman

James Jannace, Vice-Chairman

Samantha White

Jacob Beaulieu

Keith Savage

Amended:



October 6, 2025

The Inhabitants of the Town of Rangeley

Site ID: 182124

Site Name: RANGELEY_DT_ME - A - New Build - RANGELEY_DT_ME - A

Dear Landlord,

I am following up with you regarding our recent telephone conversation setting forth Verizon Wireless's Lease Optimization Program. As discussed during our conversation, Verizon Wireless is interested in making certain modifications to the cell site lease regarding the Verizon Wireless communications facility on your property. These lease modifications will allow the cell site on your property to better meet Verizon Wireless's current operational needs and enhance its long-term value to the overall network.

Criteria for Cell Site Retention

As we discussed, Verizon Wireless would like to include this site in its long-term portfolio under the following terms:

- **New Rent Amount:** \$1,700.00 per month, commencing on (12/1/2025)
 - **New Rent Escalator:** Ten Percent (10%) every 5 years (next increase on 12/1/2030)
 - **Additional Renewal Terms:** Seven (7) additional five (5) year renewal terms
-

- **Lump Sum Payment Option:** Provide a one-time lump sum payment of **\$281,000.00** In return, you will grant a perpetual easement on your property.

The foregoing proposal does not constitute a binding offer to amend the lease. No legal obligation is created by this letter or any other written or oral communications until a written amendment to the lease has been signed by both Landlord and Verizon Wireless. Verizon Wireless will continue to abide by the terms of the current lease until an amendment has been executed or the existing lease has been terminated or expires. Verizon Wireless values its affiliation with you and hopes that you choose to secure your site(s) to continue a long and mutually profitable relationship in the years to come. After having reviewed this proposal, please contact me prior to **October 14th, 2025**.

Sincerely,

Jamarcus Williams

Lease Consultant

Lease Optimization - CENREV

O (858) 373-9047



TOWN OF RANGELEY

15 School Street
Rangeley, ME 04970
207-864-3326
townmanager@rangeleymc.org

October 7, 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**

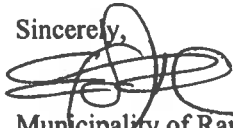
Dear Mr. Laberge,

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. The Board of Selectmen voted last evening to accept that bid pending MaineDOT approval and authorization. The Town's engineering consultant, Wright-Pierce, will communicate with the low bidder to solicit pre-qualification materials for the project file.

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

M&H Bid	\$ 548,778.10
Engineering	\$ 136,250.00
Construction Engineering (Estimate)	\$ 65,000.00
Total Cost	\$ 750,028.10
Available Funds	\$ 654,398.74
Deficit	\$ (95,629.36)
Town Share	\$ (19,125.87)
Town funding	\$ 183,000.00
Balance	\$ 163,874.13
Bid Alts	\$ 101,459.00
Balance	\$ 62,415.13

QUOISSOC LOT BASE BID

Item No.	ITEM DESCRIPTION	UNIT	QTY.
201.112	CLEARING	SY	880
202.08	REMOVE BUILDING NO. 3	LS	1
202.09	REMOVING BITUMINOUS CONCRETE PAVEMENT	SY	300
203.20	COMMON EXCAVATION	CY	1005
304.10	AGGREGATE SUBBASE COURSE - GRAVEL	CY	550
304.14	AGGREGATE BASE COURSE - TYPE A	CY	375
403.208	HOT MIX ASPHALT, 12.5 MM SURFACE	TON	140
403.209	HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES, INCIDENTALS)	TON	50
403.213	HOT MIX ASPHALT, 12.5 MM BASE	TON	270
409.15	BITUMINOUS TACK COAT - APPLIED	GAL	490
605.10	6 INCH UNDERDRAIN OUTLET	LF	100
608.26	CURB RAMP DETECTABLE WARNING FIELD	SF	20
609.11	VERTICAL CURB TYPE 1	LF	330
609.12	VERTICAL CURB TYPE 1 - CIRCULAR	LF	6
609.221	TERMINAL CURB TYPE 1	EA	4
615.07	LOAM	CY	3.2
618.13	SEEDING METHOD NUMBER 1	UNIT	4
618.14	SEEDING METHOD NUMBER 2	UNIT	10
618.143	SPECIAL SEEDING	UNIT	4
627.18	12 INCH SOLID WHITE PAVEMENT MARKING LINE	LF	18
627.75	WHITE OR YELLOW PAVEMENT & CURB MARKING	SF	240
627.9012	PAVEMENT MARKING SYMBOL - ARROW	EA	4
627.9013	PAVEMENT MARKING SYMBOL - ADA PARKING	EA	1
641.89	DEMOUNT GUIDE SIGN	EA	1
645.103	DEMOUNT REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGNS, TYPE 1	EA	1
645.113	REINSTALL GUIDE SIGN	SF	27
645.271	REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGNS, TYPE 1	EA	4
645.289	STEEL H-BEAM POLES	EA	1
645.5101	WELCOME SIGN	EA	1
645.5102	HERITAGE SIGN	EA	1
652.361	MAINTENANCE OF TRAFFIC CONTROL DEVICES	LS	1
656.75	TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL	LS	1
659.10	MOBILIZATION	LS	1

QUOISSOC LOT BID ALT

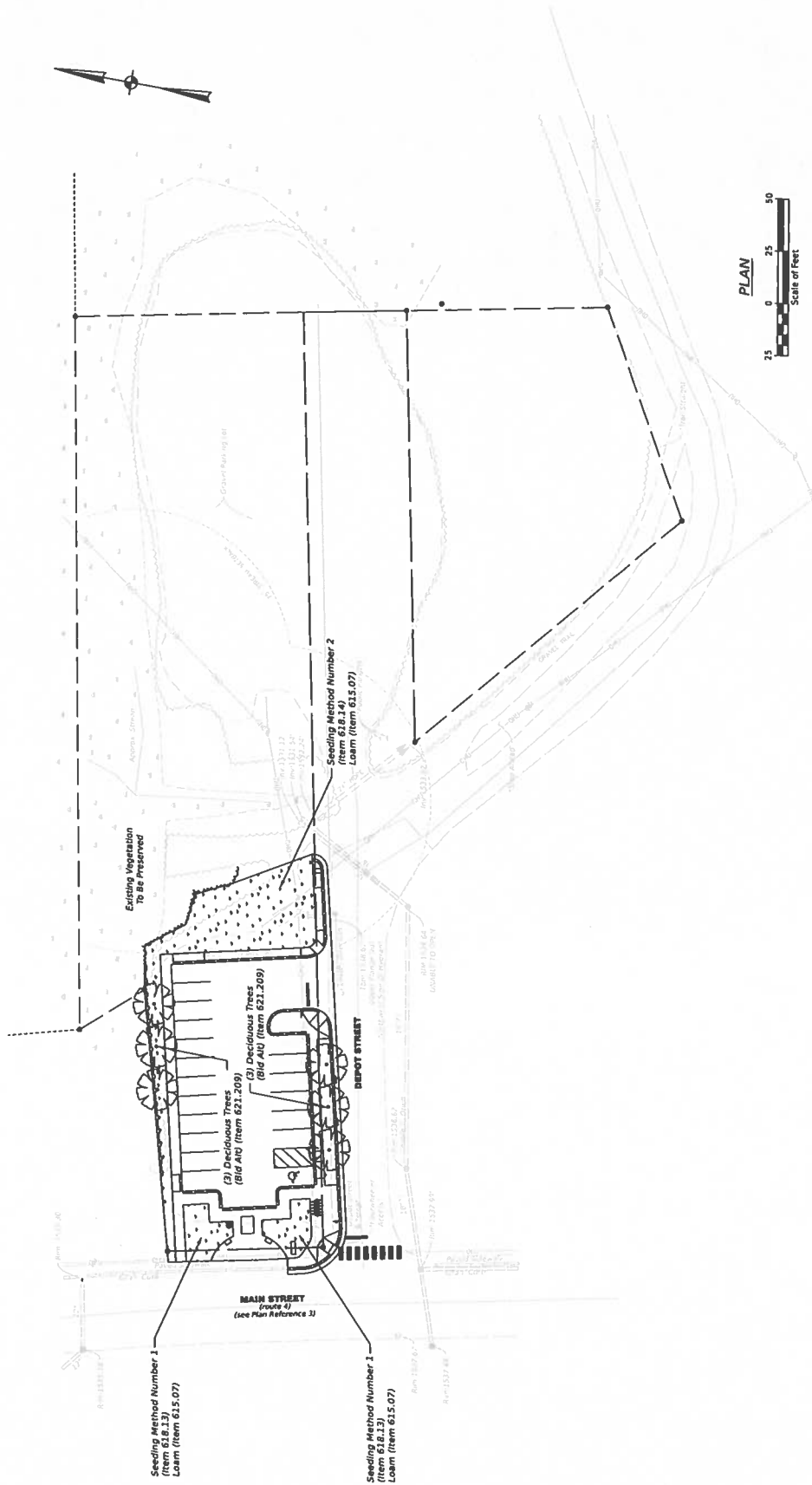
Item No.	ITEM DESCRIPTION	UNIT	QTY.
609.11	VERTICAL CURB TYPE 1 (PLANTING BED)	LF	50
619.12	MULCH	UNIT	0.3
621.209	MEDIUM DECIDUOUS TRESS	EA	6
621.715	HERBACEOUS PERENNIALS	EA	15
621.9511	BIKE BACKS	EA	1
626.0331	POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT)	LF	900
626.0332	POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT)	LF	130
626.0333	POLYVINYL CONDUIT (4 IN PVC-40 CONDUIT UNDER PAVEMENT)	LF	130
626.112	PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)	EA	6
641.12	BENCH	EA	2
641.34	TRASH RECEPTACLE	EA	2

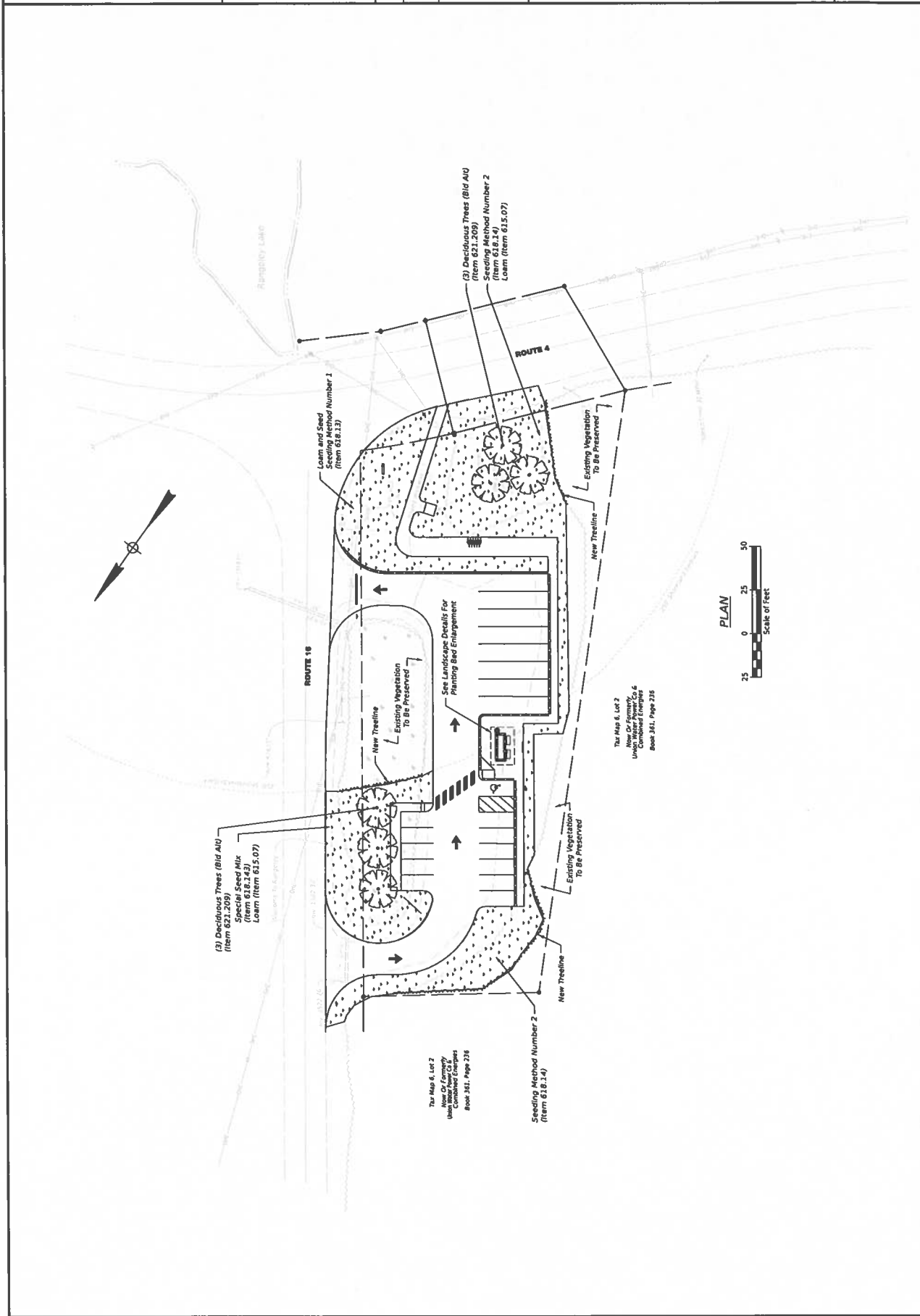
DEPOT STREET LOT BASE BID

Item No.	ITEM DESCRIPTION	UNIT	QTY.
201.112	CLEARING	SY	110
202.20	REMOVING BITUMINOUS CONCRETE PAVEMENT	SY	20
203.20	COMMON EXCAVATION	CY	780
304.10	AGGREGATE SUBBASE COURSE - GRAVEL	CY	275
304.14	AGGREGATE BASE COURSE - TYPE A	CY	250
403.208	HOT MIX ASPHALT, 12.5 MM SURFACE	TON	70
403.209	HOT MIX ASPHALT, 9.5 MM (SIDEWALKS, DRIVES, INCIDENTALS)	TON	50
403.213	HOT MIX ASPHALT, 12.5 MM BASE	TON	120
409.15	BITUMINOUS TACK COAT - APPLIED	GAL	270
608.26	CURB RAMP DETECTABLE WARNING FIELD	SF	20
609.11	VERTICAL CURB TYPE 1	LF	350
609.12	VERTICAL CURB TYPE 1 - CIRCULAR	LF	24
609.221	TERMINAL CURB TYPE 1	EA	11
615.07	LOAM	CY	50
618.13	SEEDING METHOD NUMBER 1	UNIT	1
618.14	SEEDING METHOD NUMBER 2	UNIT	3.2
627.18	12 INCH SOLID WHITE PAVEMENT MARKING LINE	LF	24
627.75	WHITE OR YELLOW PAVEMENT & CURB MARKING	SF	230
627.9013	PAVEMENT MARKING SYMBOL - ADA PARKING	EA	1
641.89	DEMOUNT GUIDE SIGN	EA	1
645.103	DEMOUNT REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN	EA	1
645.113	REINSTALL GUIDE SIGN	EA	2
645.271	REGULATORY, WARNING, CONFIRMATION AND ROUTE MARKER ASSEMBLY SIGN	EA	1
645.289	STEEL H-BEAM POLES	SF	9
645.5101	WELCOME SIGN	EA	2
645.5102	HERITAGE SIGN	EA	1
645.5103	INTERPRETIVE SIGN PANEL, HOLDER SYSTEM (GRANITE POSTS)	EA	1
652.361	MAINTENANCE OF TRAFFIC CONTROL DEVICES	LS	1
656.75	TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL	LS	1
659.10	MOBILIZATION	LS	1

DEPOT STREET LOT BID ALT

Item No.	ITEM DESCRIPTION	UNIT	QTY.
619.12	MULCH	UNIT	0.2
621.209	MEDIUM DECIDUOUS TRESS	EA	6
621.9511	BIKE BACKS	EA	1
626.0331	POLYVINYL CONDUIT (1 IN PVC-40 CONDUIT UNDER PAVEMENT)	LF	350
626.0332	POLYVINYL CONDUIT (3 IN PVC-40 CONDUIT UNDER PAVEMENT)	LF	300
626.112	PRECAST COMPOSITE JUNCTION BOX (ELECTRICAL HANDHOLE)	EA	4
641.34	TRASH RECEPTACLE	EA	1







RANGELEY FIRE RESCUE

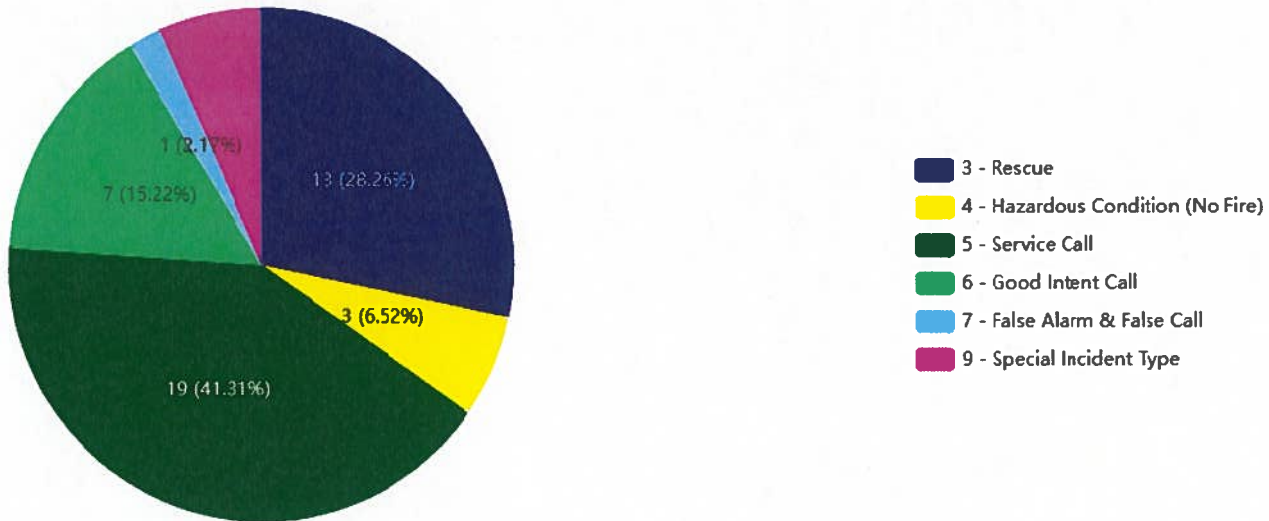
ESTABLISHED 1894

Chief Michael Bacon

(207) 864-3800
FireChief@rangeleyme.org

Rangeley Fire Rescue Stats September 2025

Total (46)



Incident Breakdown September 2025

Fires in Brush, Grass, Wildland (excluding crops and timber), with no value involved	0
Fires in Rubbish, Including Dumpsters (outside of structures), with no value involved	0
TOTALS FOR FIRES	0
Rescue, Technical, Vehicle Accidents	13
False Alarm Responses (malicious or unintentional false calls, malfunctions, bomb scares)	1
Mutual Aid Responses Given	0
Hazardous Materials Responses	0
Other Hazardous Responses (arcing wires, bomb removal, power line down, etc.)	3
All Other Responses (smoke scares, lock-outs, animal rescue, etc.)	29
TOTAL FOR ALL INCIDENTS	46

RANGELEY STATION 1
15 School St - Rangeley ME 04970



OQUOSSOC STATION 2
15 School St - Rangeley ME 04970



Chief Richard E. Caton IV
Rangeley Police Department

15 School Street
Rangeley, Maine 04970
207-864-3579
policechief@rangeleyme.org

October 28th, 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 September 1st through September 31st the Rangeley Police Department handled **338** Calls for Service. Below is a breakdown of the calls handled.

Building checks	157	Medical Emergency	3
Community Policing	6	Fingerprint Subject	1
911 Hangup	1	Security Checks	75
Background check Firearms	3	Noise Complaint	1
Assist other Agency	3	Information	7
Lost and Found Property	1	Missing Person	1
Motor Vehicle Crash Property Damage	8	Theft	1
Suspicious Activity	10	Motor Vehicle Stop	2
Alarm	3	Road Hazard	2
911 Misdial	4	Assist Citizen	4
Welfare Check	5	Animal Complaint	2
Request for phone call	9	Complaint	1
Paperwork Service	5	Follow-up	6
Motor Vehicle Complaint	3	Harassment	1
Domestic Disturbance	1	Disabled Motor Vehicle	2
Parking Complaint/Enforcement	2	Auto Theft	1
ATV/Snowmobile Complaint	1	Emergency Mental Health	1
Fraud	1	Violation of Protective Order	2
Intoxicated Person	1	Special Detail	1

Respectfully,

A handwritten signature in blue ink, appearing to read 'Richard E. Caton IV'.

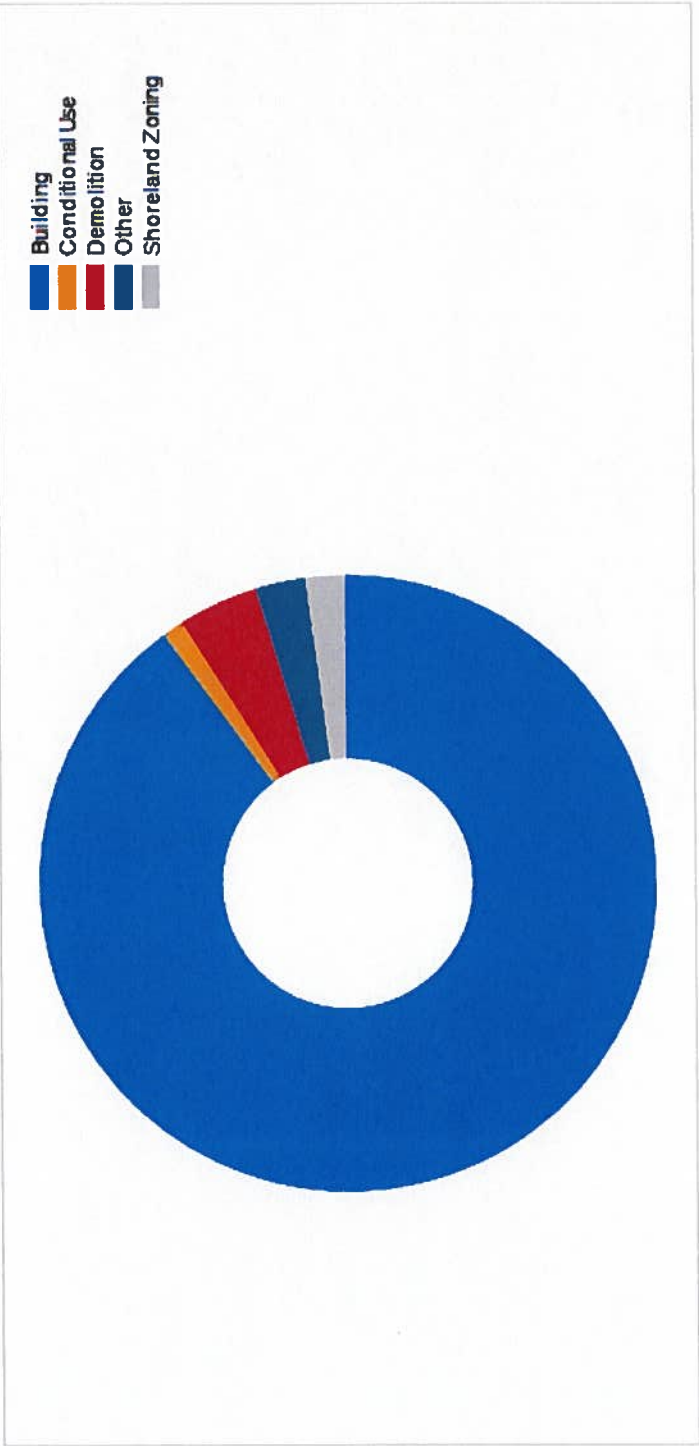
Richard E. Caton IV
Chief of Police

Permit Type Report

Permit Date
01/01/2025 to 10/29/2025

Description	Fees	Project Cost	Permits
Building	\$61,336.74	26,206,291.00	102
Conditional Use	\$784.58	0.00	5
Demolition	\$2,845.00	1,086,726.00	22
Other	\$1,775.00	130,000.00	21
Shoreland Zoning	\$1,440.00	2,160,000.00	12
Total	\$68,181.32	29,583,017.00	162

Fees Breakdown



Rangeley Region Quarterly Meeting Agenda

Tuesday, November 18, 2025 at 6:00 PM

Rangeley Town Office

1. Call Meeting to Order
2. Introductions / Take Attendance
3. Regional Funding Formula
4. Fire Services Coordination
5. Clarification Saddleback References in Rangeley Comprehensive Plan
6. Announcements
7. Other Business
8. Schedule Next Meeting
9. Adjourn

Kennebago Lake Camps, Inc.
52 Teal Lane
Bowdoinham, ME 04008

Town of Rangeley
15 School Street
Rangeley, ME 04970

To the Town Manager,

On behalf of the members at Kennebago Lake Camps, it is a pleasure to once again enclose our check in support the town's vital services, especially the fire department and rescue service.

While many of our group visit the Rangeley Region only for a short time each summer, all recognize that our health and safety are so dependent upon the many Rangeley people who serve the town throughout the year.

Thank you, and best wishes,



Dave Stonebraker
Treasurer



KENNEBAGO LAKE CAMPS, INC.
DAVID STONEBRAKER, TREASURER
52 TEAL LN
BOWDOINHAM, ME 04008

52-7447/2112

1485

PAY TO
THE ORDER OF

Town of Bangor
Five Hundred Dollars

DATE *10-20-2025*

\$ *500.00*

DOLLARS

SKOWHEGAN SAVINGS BANK
SKOWHEGAN, MAINE 04976



David W. Stonebraker
AUTHORIZED SIGNATURE

MEMO

[REDACTED]

Security features included. Details on back.