MAINE STATE LEGISLATURE

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131st MAINE LEGISLATURE

FIRST SPECIAL SESSION-2023

Legislative Document

No. 1989

S.P. 818

In Senate, May 23, 2023

Resolve, to Modify the Deed for a Parcel of Property in the Town of Carrabassett Valley to Allow for Workforce Housing

(AFTER DEADLINE)

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 205.

Reference to the Committee on Agriculture, Conservation and Forestry suggested and ordered printed.

DAREK M. GRANT Secretary of the Senate

Presented by Senator BLACK of Franklin. Cosponsored by Representative SOBOLESKI of Phillips. **Sec. 1. Resolve 1999, c. 41, §4, amended. Resolved:** That Resolve 1999, c. 41, §4, as amended by Resolve 2021, c. 43, §1, is further amended to read:

Sec. 4. Deed and restrictions. Resolved: That the property must be conveyed by quitclaim deed without covenants, subject to the following deed restrictions: The Town of Carrabassett Valley shall in perpetuity retain title to the property and may not sell or otherwise transfer any interest, in whole or in part, in the property except that the Town of Carrabassett Valley may lease portions of the property as long as the uses are consistent with the uses specified in this resolve. The Except as otherwise provided in this section, the property must remain open and available for use and enjoyment by the public at large-Use and use of the property must be dedicated for purposes of public outdoor recreation, including, but not limited to: natural history study; hiking; camping; cross-country skiing; hunting; fishing; fisheries and wildlife management; skating; timber management and harvesting under a management plan prepared by a licensed professional forester; and attendant roads and parking. The property must be maintained in an essentially natural and undeveloped condition, except that up to 25 contiguous acres in the aggregate, including any development in existence on the effective date of this resolve, may be developed for any municipal facility and except that up to 5 contiguous acres in the aggregate may be developed for workforce housing if the development occurs before July 1, 2033. Development for workforce housing may not interfere with the public outdoor recreation uses of the property. The following uses are expressly prohibited: residential development of any type other than workforce housing; and development for overnight accommodations, except camping, including commercial camping if development plans for commercial camping are approved by the State. Workforce housing on property developed under this section must be affordable to households earning between 60% and 120% of the median income for the area. The Town of Carrabassett Valley shall demonstrate to the Bureau of Parks and Lands that a proposed workforce housing development project meets the requirements of this section before construction on the development process begins. If the Town of Carrabassett Valley fails to comply with any of the conditions or restrictions, in whole or in part, contained in this resolve, the State may give written notice to the Town of Carrabassett Valley, and if the Town of Carrabassett Valley fails to comply within 30 days, then the title to the property reverts to the State; such a reversion may not be effective until the State records a notice of the reversion in the Franklin County Registry of Deeds.

33 SUMMARY

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This bill allows up to 5 acres of a portion of land owned by the Town of Carrabassett Valley to be developed for workforce housing to serve households earning between 60% and 120% of the median income for the area if the development occurs before July 1, 2033.