

Kingfield Planning Board,

Date: Tuesday, August 9, 2022

Location: Webster Hall

Time: 6:00 to 7:45

Topic: C.E.O. search; Ira Mt. Prospectives; Benson subdivision; Iron Bridge; zoning and the housing issue

Present: J. Clukey, S. Davis, R. Hawkes, S. Hoisington, Babe Smith, C. Tranten, M. Wahl; Billy Gilmore, interim CEO

Public: Jeff Maget, Steve Gould, Jean Benson, John Goldfrank

Chair Tranten called the meeting to order at 6:00 pm. Scott Hoisington moved to approve the minutes for the 6/22/2022 meeting, seconded by Jared Clukey. Approved unanimously.

### ***Code Enforcement Officer search***

In addition to his help with tax assessing, Billy Gilmore is lending assistance with CEO matters. On behalf of the town, he has talked with one individual who is qualified on certain levels but lacks some necessary certifications. Should that candidate be hired, Gilmore is willing to allow him to work under Gilmore's certifications while acquiring his own. Whether the town would pay for the certifications is a separate question.

### ***Ira Mountain revisions***

Stephen Gould of Sackett & Brake Survey presented Revision 4 of Pleasant River's Ira Mountain Prospectives Phase 3. Because of unexpected ledge during construction, lot 33 needed to be adjusted. Babe Smith moved to accept the revision, seconded by Scott Hoisington. The motion passed with Mark Wahl, contractor on the lot, abstaining. Planning Board members signed the revision sheets.

### ***Jean Benson subdivision approval***

Dr. Jean Benson presented her plan to build a workforce housing unit on the 5-acre lot of her family's veterinary clinic. The clinic building already has 2 apartments on the second level, which automatically classifies the unit as a subdivision by virtue of the additional housing. With the recent expansion of the clinic, additional septic was built also to accommodate the new units.

The Bensons will be drilling a new well sufficient to accommodate both the clinic expansion and the new structure. She also has a state permit to build another entrance from Rt. 27, although it will not be used year-round. The building also has its dedicated address, 1082, meeting 911 requirements. The application also included the necessary state permit.

The application covered necessary findings of facts from lighting to parking and roads. Gilmore pointed out that the ordinance allowed that the board could waive a site plan review. Mark Wahl moved to accept the application as complete, seconded by Jared Clukey, passed unanimously. Benson needs building and internal and external plumbing permits to proceed, which she will seek as soon as she has the plans in hand.

### ***IRA Mountain: Traffic and Bridge Integrity study requirement***

Planning board members then reviewed lot transfers involving Pleasant River's Ira Mt. Prospectives subdivision. Between Gilmore's list of property transfers and a close examination of the lots on the subdivision application, the board considers the transfers qualify to require the developer to do the traffic and bridge integrity study. The board then decided to invite Pleasant River to attend the next planning board meeting September 13 as the sole agenda item to discuss the issue, from confirming the lot sales to the traffic/bridge study and next steps.

### ***Zoning and workforce housing***

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Gilmore brought the need to consider redoing the town's ordinances to allow for building to accommodate workforce housing.

***Next meeting***

The board agreed to meet at its regular second Tuesday of the month, September 13, as noted above. Because it has chosen to keep the 9/13 meeting a single-topic session, it also agreed to plan for a possible additional special meeting September 14, should items arise that need planning board approval.

There being no further business, Jared Clukey moved to adjourn, seconded by Scott Hoisington. It passed unanimously.

Respectfully submitted,

Susan S. Davis

Planning Board Secretary

FYI:

8 findings of fact:

1. preserving and enhancing the landscape,
2. erosion control,
3. vehicular access,
4. drainage,
5. utility impact,
6. special features,
7. exterior lighting and
8. emergency vehicle access