

Kingfield Planning Board,

Date: Tuesday, June 22, 2022

Location: Webster Hall

Time: 6:00–7:45

Topic: Mark Wahl/Eagle Ridge, MacMichaels/Parking; Swain/Ira Mt. bridge; Ray/trees

Present: J. Clukey, S. Davis, R. Hawkes, S. Hoisington, Babe Smith, C. Tranten, M. Wahl

Absent: Tom Marcotte, CEO

Public: Billy Gilmore, Kim Jordan, Kate Ray, Julie Swain, Rob & Polly MacMichael, Jeff Maget, Steve Gould

After a delay in setting up Zoom and the Owl system, Chair Tranten called the meeting to order at 6:05 pm. Babe Smith moved to approve the minutes for the regular meeting 5/10, seconded by Scott Hoisington. Approved

### ***Change agenda***

It was moved and seconded to move item IV, Mark Wahl, to the end and allow Polly and Rob MacMichael, Kate Ray and Julie Swain concerns to be heard first.

### ***MacMichaels' parking lot***

The MacMichaels are using the next-door Pinkham lot that they purchased and cleared as a parking lot. They came to the board to confirm that their use was allowed. They do not want a change-of-use permit because they may rebuild on the original footprint.

After much discussion, the planning board realized the need for more information. Mark Wahl moved, seconded by Richard Hawkes, that they will seek more information from Tom Marcotte, code enforcement officer to determine if MacMichaels need a permit and will get back to them accordingly. Passed unanimously.

### ***Kate Ray / Maine Beer Shed***

Kate Ray approached the board with several questions. She has MDOT and Scenic Byway approval to remove 7 pine trees in the highway buffer, to be replaced by 14 fruit trees and flowering shrubs as she increases the agricultural use of the lot. Her timeline is being governed by the highway project and the completion of the sidewalk.

Sue Davis moved, seconded by Mark, that the buffer removal be waived by virtue of its being re-planted, with the condition that the work be completed one year from the completion of the sidewalk. Passed with Jared Clukey abstaining.

Ray also discussed other construction on the 2-acre site. It is to include a barn with an apartment on the second floor and a two-story mixed-use structure with four housing units upstairs for workforce housing and retail on the first floor. Billy Gilmore, who is helping with town tax assessing, pointed out that structures that contain more than two living units are categorized as a subdivision and need to be permitted accordingly. The board advised her to bring a plan from which they could take action.

### ***Iron bridge at Ira Mountain***

Julie Swain of Poplar Knoll subdivision on Poplar Mountain next to Ira Mountain brought her concern for the bridge. With increased use it is showing serious wear and tear. Kingfield code enforcement officer Tom Marcotte responded to Swain's concern with the information that the approval of the latest phase of Brochu's Pleasant River Partners added a condition that once 8 lots were sold or transferred, it would require a traffic and bridge integrity study. Swain did a quick search on the Maine Registry of Deeds and it appears that more than 8 lots have been sold or transferred by Pleasant River Partners.

Swain is hesitant to reach out personally to the Brochus, who own the bridge and allow all residents on the east side of the river to use it. Her two primary concerns are maintenance and bridge integrity. She had reached out to Richard Hawkes of the Claybrook subdivision. Also being on the Planning Board, Hawkes agreed to reach out to Ashley Brochu to follow up. The planning board will also verify how many lots have been sold or transferred.

***Mark Wahl Eagle Ridge subdivision phase 2***

On behalf of Mark Wahl, Steve Gould of Sackett & Brake Supply, Inc., presented full drawings and a completed application for Eagle Ridge Subdivision Phase II—North Residential Subdivision. After viewing all documents, the board moved to accept the application as complete, moved by Jared Clukey, seconded by Richard Hawkes. It passed unanimously. Board members signed the drawings, in advance of approval of findings of fact.

At the next meeting, the board will consider findings of fact, after which approval will be considered complete.

The next meeting will be Tuesday, July 12.

Babe Smith moved to adjourn, seconded by Jared Clukey and approved by all.