

Kingfield Planning Board,

Date: Tuesday, October 11, 2022

Location: Webster Hall

Time: 6:00-7:15

Topic: interior-lit sign at Mainely Provisions; Benson septic approval; soil removal; Iron Bridge; zoning ordinances

Present: Jared Clukey, Sue Davis, Richard Hawkes, Scott Hoisington, Babe Smith, Clay Tranten; Billy Gilmore, interim CEO

Absent: Mark Wahl.

Public: Jeff Maget, Bill Caron

Chair Clay Tranten called the October 11 meeting to order at 6:00 pm. Richard Hawkes moved approval of the minutes of the September 13 meeting, seconded by Jared Clukey. The minutes were approved unanimously.

Old business: Benson subdivision

Interim code enforcement office Billy Gilmore determined that all Dr. Benson permits, including one from the MDOT for a second entrance, have been received. The only remaining approval was for a septic system adequate to accommodate the two existing housing units upstairs in the vet clinic itself and the two new units to be built in a separate building. Gilmore was satisfied that the Planning Board had approved the application and will proceed with issuing the building permit and approving the application for the enlarged septic system. He only awaits the septic permit payment from either the system installer or Benson.

It was also noted with appreciation that Benson had created a parking area for cars using the Reed Brook Trail. The vet clinic had allowed parking on its property, but that is now the site for the two newly permitted units. Tranten confirmed that the new entrance met zoning standards.

Interior-lit gas price sign at Mainely Provisions

Gilmore researched permitting of the new interior gas price sign at Mainely Provisions' gas pumps. Previous CEO Tom Marcotte had granted a permit to Irving's Rick Hanna, project coordinator for Irving, for the sign. Hanna was present on zoom. Kingfield's sign ordinance does not mention interior-lit signage, therefore the Irving sign is allowed. All considered this unfortunate. In order to prevent the gradual decline in Kingfield's iconic small-town appearance, the Board agreed that this should be a topic for future ordinance review.

Topsoil removal overreach on West Kingfield Road

Gilmore has determined that Les Jordan of Jordan Excavation removed topsoil next to the West Branch of the Carrabassett River in excess of that permitted by former CEO Tom Marcotte in 2016. The Board agreed. It was moved by Scott Hoisington and seconded by Sue Davis that Jordan be instructed to cease and to remediate and reseed the damaged area before the end of 2022. The motion passed unanimously. **Board chair Tranten will contact Jordan with those instructions**

Work session on sign ordinances, zoning, etc., set for November 15

Passage of amendments or other changes to Kingfield's zoning ordinances, including its sign ordinance, have to go through a process:

1. Work session,
2. Public informational meeting,
3. Public hearing
4. Annual town meeting.

Zoning changes cannot be approved at special town meetings, so the Board agreed to start the process immediately so that proposed changes can be voted on at next year's regular Town Meeting in June.

Barring urgent Planning Board business, the Board will make its November 15 meeting a work session on general ordinances, the sign ordinance in particular, and other issues as they are identified. As Gilmore urged, the town

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should prepare for the future to preserve Kingfield's iconic image. It was also noted that lot size zoning issues, etc., need to be reviewed and changes proposed to accommodate the new regional Workforce Housing Coalition's goal of building workforce housing in Kingfield's part of the region.

Board member Sue Davis asked if Androscoggin Valley Council of Governments (AVCOG) could provide a facilitator for the work session. Tranten will discuss the possibility with Town Administrator Leanna Targett.

Public Comment

Bill Caron, president of the Claybrook Road Association on Ira Mountain, spoke of the need to cover costs related to roads and the Iron Bridge, including the maintenance and possible replacement of the bridge. He asked what municipal entity is authorized to regulate the maintenance of the Bridge, whether it be the Planning Board, Select Board, etc. He also asked about the right to charge construction and logging vehicles for the wear they represent on the bridge and the roads.

Tranten pointed out that the Town has no ability to regulate on private roads. Gilmore noted exceptions when the health and welfare of residents were involved. If the Iron Bridge link were destroyed, the municipality would have authority to act at least as regards the safety of the residents affected. Gilmore also suggested that the State might be involved if the bridge were destroyed.

At Caron's suggestion, the Board decided to look into the possibility of the Town adding a one-time or annual fee to the tax bill for all Ira Mt. residents that could be put into a reserve account for possible future bridge replacement. There are currently 51 residents in 14 subdivisions, of which Claybrook is only one.

Tranten agreed to ask Targett to contact AVCOG and Kingfield legal services on the subject. The Board also determined that this might all be discussed at the work session.

Other

Jeff Maget asked whether abandoned buildings could simply be destroyed. Referring to buildings on West Kingfield Road, others noted that people were actually living in some of the buildings referenced. It was also stressed that the Town had no authority except if the lives of children or seniors were involved.

Gilmore noted that the former Knapp's property on Depot Street had as many as 25 unregistered vehicles on its property. Not aware if the property were an actual garage, he asked whether this should be allowed. Thanking Gilmore, the Board agreed to look into it.

With no further business before the board, Jared Clukey moved to adjourn, seconded by Sue Davis. It was approved unanimously.

Respectfully submitted,

Susan S. Davis

Planning Board Secretary