

Kingfield Planning Board,

Date: Tuesday, September 13, 2022  
Location: Webster Hall  
Time: 6:00-7:15  
Topic: Rolling Fatties parking; Ira Mt. Bridge study  
Present: Sue Davis, Richard Hawkes, Babe Smith, Clay Tranten, Mark Wahl.  
Absent: Jared Clukey, Scott Hoisington; Billy Gilmore, interim CEO  
Public: Jeff Maget, Ashley Brochu, Julie Swain

Chair Clay Tranten called the September 13 meeting to order at 6:00 pm. Mark Wahl moved approval of the minutes of the August 9 meeting, seconded by Babe Smith. The minutes were approved unanimously.

***Old business: Rolling Fatties parking***

Kingfield's Rolling Fatties' owners Rob and Polly MacMichael bought the house next door to their business. They razed the house due to mold and are currently using the lot for personal parking. They had considered requesting a change of use from its current residential status to parking but decided not to because they may choose to rebuild. More information was sought from the code enforcement officer. It was determined that with no change of use requested, no action was required by the board as any parking there was personal use only.

***Ira Mt. Bridge integrity and traffic studies***

Representing Pleasant River Partners, Ashely Brochu presented the Ira Mountain bridge integrity and traffic studies, a condition of approval of their most recent subdivision, which she had commissioned preemptively shortly after the approval. She sent the studies today for Planning Board review.

Although commissioned in 2018, the pandemic delayed the study's completion, part of it as recently as this month.

Planning Board member Richard Hawkes, also a civil engineer, reviewed the studies and presented comments and questions. Hawkes considered the integrity component of the bridge study incomplete because it did not include "results and recommendations... for incorporation of such recommendations (to) be presented to the planning board for approval." He also looked for a comment on the concrete abutments and connection points, further clarification on wastage and a more clarifying definition of the HS-20 loading related to vehicle loading the bridge sees on a regular basis. He felt this study needed an update.

The board requested Brochu to refer Hawkes' comments and questions to her consultant Haley Ward Engineering for response. Hawkes will adjust his comments based on meeting discussion and send them to Brochu to submit to Ward. The Planning Board will review the modified study at a future meeting accordingly.

Planning Board members then reviewed the traffic study and Hawkes' comments. Although the study was done in 2018 using engineering publication data and did not discuss the "scenic view road" traffic, PB members felt the recommendations made by the consultant would likely not change. Several conclusions and recommendations were made including modifications to Route 27, to signage and to a two-lane bridge at full occupancy of the 87-lot subdivision. Town of Kingfield data shows 91 lots with 51 at full occupancy.

Again, no developers plan for incorporation of recommendations was presented. An action was assigned to Pleasant River Partners. LLC.

The Planning Board understand the complexity of funding such recommendations as they could include home/lot owners, developer(s), DOT, and the Town of Kingfield. Upon completion of above actions, the Planning Board will likely brief the select board for their input and guidance.

***Ira Mt. Bridge ownership***

The board reviewed a document defining the ownership of the Ira Mountain Bridge. Known as the "Holden Investment Bridge over the Carrabassett," it is not the responsibility of Pleasant River Partners. (Lanny Holden developed the first subdivision on Ira Mt.) However, there may be responsibility of people involved with Pleasant

River Partners, Jason Brochu, Christopher Brochu, Stephanie Voter and Tabatha Andrews, who are trustees of the Adrien and Celine Brochu Joint Revocable Trust.

The document states “Holden’s declaration mentions that said owners are to create an association and are to pay a proportionate share of maintaining, repairing and snow removal from the 50-foot right of way which leads from Route 27 across the Holden Investment Bridge over the Carrabassett River and running adjacent to said lots.”

It added that “several deeds seem to have the same clause that reads: the grantee and the grantee’s successors and assigns, or the association, will promptly pay his or her proportionate share of the cost of maintaining and repairing the road leading from Route 27 over and across the bridge spanning the Carrabassett River...”

It goes on to say “By accepting the title the lot owner will be required to join in the association in which each lot owner will be a full voting member. The association will share the responsibility of maintaining and repairing such bridge and roads. The association will provide an equitable and just method for the payment of any and all costs of repair and maintenance among the several members of the association.”

The board agreed to investigate this document to establish whether all residents of Ira Mt. in whichever of the c. 14 subdivisions of record they may own lots are obligated legally as recorded in county records. After consulting with interim CEO Billy Gilmore, the Board will contact AVCOG (Androscoggin Valley Council of Governments) to which Kingfield belongs, which provides counsel to member municipalities.

This information will help clarify responsibility for the bridge going forward. The Planning Board recognizes its role in protecting Kingfield residents with safe structures and plans to take a proactive role in this responsibility. Ira Mt. represents the town’s largest development, therefore one of the town’s biggest taxpayers.

Sue Davis moved to adjourn, seconded by Mark Wahl and approved unanimously.

Respectfully submitted,

Susan S. Davis

Planning Board Secretary