

Kingfield Planning Board,

Date: Tuesday, September 14, 2021  
Location: Webster Hall  
Time: 6:00– 6:30 pm  
Topic: Permitting reconstruction of downtown lot  
Present: Jared Clukey, Sue Davis, Richard Hawkes, Mark Wahl, Babe Smith, Clay Tranten; Tom Marcotte, CEO  
Absent: Cally Brown

Chair Clay Tranten called the meeting to order at 6:00pm.

Richard Hawkes moved acceptance of the minutes of the previous meeting, seconded by Babe Smith. Approved unanimously.

John Oland of Brunswick, principal of Red Ball Properties, LLC, requested approval from the Planning Board to rebuild on his lot in the center of town, across from the Schoolhouse Gallery. Last year Oland contracted Narrow Gauge Construction to remove the building after analysis indicated that the building would cost more to fix than to rebuild.

Code Enforcement Officer Tom Marcotte has reviewed his paperwork, which included initial architect drawings and Department of Environmental Protection approval.

Oland plans to rebuild on the exact footprint of the previous building, which was 38x80. Previous use, commercial and residential, will also remain the same. Marcotte outlined the three ordinances that the PB needed to consider, shoreland zoning, general zoning and flood hazard. The Board reviewed the ordinance language in each case and found the building met all necessary conditions primarily because it was being rebuilt on the exact footprint and would continue the same use.

Sue Davis moved to approve the request based on the project meeting all DEP setbacks and conforming to Kingfield's ordinance for nonconforming reconstruction of his lot. Seconded by Jared Clukey. Approved unanimously.

Davis noted that the Select Board has started reviewing the Comprehensive Plan. Tranten noted that the Planning Board's governing instrument is Kingfield's ordinances, not the CP, which is not currently synchronized with the ordinances. The process to do so is lengthy and complicated, as well as expensive if it were to involve updating the CP.

To begin the process, the PB understood that it is the Select Board's purview to establish a committee to start the process to review the CP. All agreed that the PB would like to be involved with that committee. In the meantime, the PB will continue reviewing and updating the ordinances.

At 6:30, Mark Wahl moved to adjourn, seconded by Smith. Passed unanimously.

Respectfully submitted,

Susan Davis, Secretary

Kingfield Planning Board.