

Minutes from Public Hearing 3/21

Present

Planning Board: Richard Hawkes, Bill Gilmore, Jared Clukey, Clay Tranten, Mark Wahl, Scott Hoisington

Taxpayers-other guests

Leanna Targett, Travis Targett, Terry Coffin, Myra Coffin, Morgan Dunham, Diane Christen, Pat Mitchell, Mark Green, Jeffery Maget, Kim Jordan, Wade Brown, Tom Hildreth, Claudia Diller, Polly MacMichael, Rob MacMichael, Annie Twitchell

Agenda was passed out to Planning BOD members, and available to public. Clay explained that the planning board went through the existing ordinance with the support of Tom Marcotte and updated these to match the new state standards. This had not been done since 2008, and Tom Marcotte had done a lot of work in 2018. The town's ordinance have been re-written and will be sent to a lawyer prior to the town meeting to insure they are in the in compliance with municipal and state standards

Sign ordinance was discussed, and was proposed that the new ordinance comply with state verbage, especially on illuminated signs. A copy of the new changes was available to everyone. It was discussed with very few questions.

Contract zoning: What is it? Richard Hawkes explained that it will be a tool along with our comprehensive plan to allow for economic development in a coordinated way. Richard read from the comprehensive plan where contract zoning would support growth. Contact zoning would allow for growth in a productive way. Richard did a lot of research from other municipalities, and educated the planning board which adopted what they felt were the best practices from the research. Richard gave several examples of how contract zoning was successful in these municipalities.

Property owners would be able to petition projects which do not fit with our existing ordinances, to the planning board. The planning board would review, to insure the project was in alignment with the comprehensive plan, met all other zoning requirements and had a benefit to the town. Conditions and restrictions would be discussed and recommended. If the planning board endorses the project, it would forward to the select board for approval. If the select board approved the project, it would come before the voters in a town meeting (or special town meeting) for a final vote from the residents. Any additional costs of a project would be the responsibility of the applicant.

There was good discussion with the residents at the meeting, many of thanking the planning board for their efforts in this process. There was a straw vote and it was moved that the changes be presented to the residents at the town meeting in three different motions, one to approve the contract zoning concept, the second to approve the sign ordinance, the third to approve the overall ordinance and the updates.

Bill Gilmore asked that the planning board continue to review our ordinances to insure they meet the future growth of Kingfield and the challenges which come from this growth. Bill discussed the growth of the "downtown district" and the fact that there have been a few businesses open up and there are several which share the same building space. Clay explained that the process the planning board has gone through in updating the ordinances was a good one and the ordinances will become a "working document" going forward.

There was a motion to adjourn the meeting and was voted upon to do so.

Submitted by Scott Hoisington