

Kingfield Planning Board

Date: Tuesday, July 11, 2023
Location: Webster Hall
Time: 6:00-7:35 pm
Topic: Grindstone gravel pit., Signage, Subdivision and Contract Zoning ordinances
Present: J. Clukey, S. Davis, R. Hawkes, B. Smith, C. Tranten, S. Hoisington,
Absent: M. Wahl
Public: None

Planning Board Chair Clay Tranten opened the meeting at 6:00 pm. He noted that all members except Mark Wahl were present, making a quorum. *Scott Hoisington moved acceptance of the minutes, seconded by Jared Clukey and passed unanimously.*

Grindstone Properties gravel pit application

Tranten provided the Board with a written copy of the Findings of Fact for Bob Carlton's application on behalf of his client Grindstone Properties that were covered at the July 6 Planning Board meeting. A copy will be included with Carlton's permit. *Richard Hawkes moved to accept the approval of the Findings of Fact for the Grindstone Properties gravel pit, seconded by Hoisington and passed unanimously.*

Signage ordinance

Tranten and Hoisington have begun work on creation of a stand-alone signage ordinance to be completed by April of next year so that it can get into the warrant for consideration/approval by Kingfield voters at the June Town Meeting. When the Planning Board created an article for the Town Meeting to prohibit internally lit signs in Kingfield, the Maine Municipal Authority noted that the Town's current sign ordinance was inadequate.

Tranten and Hoisington have researched signage ordinances in towns of similar size and economy, notably Jackman and Bethel. Hoisington will share links to those ordinances for Planning Board members to study for the next meeting.

Subdivision review

Like the recently updated and approved zoning ordinance (full 64-page copies distributed at this meeting), the subdivision ordinance also dates back to 1989. The Planning Board has already spent many meetings reviewing this with previous code enforcement officer Tom Marcotte, who entered the changes in a draft on his computer at the time.

As with the signage ordinance, the subdivision ordinance will need to be completed by April of next year so that it can get into the warrant for consideration/approval by Kingfield voters at the June Town Meeting. Tranten will ask Town Manager Leanna Targett to forward that ordinance showing its updates and edits to Planning Board members for study.

Contract Zoning

Hawkes noted that there was no action needed to follow up on the June 26 Workforce Housing Coalition's public hearing.

Hawkes presented a draft of the procedure to accept a Contract Zoning application. After the Board agreed, *Jared Clukey moved acceptance of the draft and to proceed to use it to experiment how well it works. Hoisington seconded the motion, which passed unanimously.*

Clukey will provide this to Jonathan Jordan who is preparing a project that might need Contract Zoning. [Sue Davis will provide the draft to the Workforce Housing Coalition similarly.]

Partnering with the Planning Board, the Coalition will present a focus group/charette for Kingfield residents July 27, at 6:00 pm in Webster Hall. As publicized by the Town,

it is for the purpose of asking Kingfield attendees for help in designing a workforce housing project on the 7-acre lot next to the Dollar General Store. Architects Kaplan and Thompson, hired by Western Maine Mountain Housing (dba of the Workforce Housing Coalition) will work with Kingfield attendees to help determine the mix of housing types (single-family and multi-family) and other site improvements such as playgrounds, buffering, roads, parking, green space, etc. The ideas generated at this meeting will then be used to help the architects create a preliminary design that will be submitted to the Planning Board for their consideration and formal review process. In person attendance is highly recommended as you will be asked to gather around table(s) with a site plan and architect to locate buildings and other site improvements. A zoom link will be provided for those unable to attend in person.

The Planning Board has reached out and invited specific members from the teaching, medical, retail, service and manufacturing professions to be part of this group. Having insight from people that might want to live here will be extremely valuable.

Ira Mt. Bridge traffic and bridge study

Hawkes requested that the board take up the issue of Pleasant River Partners required traffic and bridge study at the next meeting. Once a certain number of subdivision units had been sold, approval of the last subdivision request required such a study to be completed. The Board agreed to put this on the August agenda.

At 7:35, Babe Smith moved the meeting be adjourned, seconded by Clukey and confirmed unanimously.