

Kingfield Planning Board

Date: Tuesday, June 6, 2023
Location: Webster Hall
Time: 6:00-6:50
Topic: Mark Wahl lot line change; Bob Carlton for Grindstone Prop. gravel pit
Present: J. Clukey, S. Davis, R. Hawkes, B. Smith, C. Tranten, M. Wahl
Absent: S. Hoisington,
Public: Bob Carlton, Mark Green

Chair Clay Tranten opened the Kingfield Planning Board meeting at 6:00 pm. He noted that all members were present except Scott Hoisington. Tranten asked for approval of the minutes, moved by Babe Smith, seconded by Jared Clukey. The motion passed unanimously.

Old Business: Signage

The stop-gap article banning interior-lit signs passed at the Kingfield Town Meeting. Tranten reported that the Board will now work on a full signage ordinance. He and Board member Scott Hoisington are looking at ordinances at other towns to guide Kingfield's process. The Board will also update the subdivision ordinance, which AVCOG and MMA say is currently inadequate.

New Business

Mark Wahl presented his request for a lot line change in the second phase of his Eagle Ridge subdivision. The change reduces a lot size at a buyer's request, allowing a right-of-way through the property to the remaining piece. Lot 25.1 will be the last approved lot in this phase. Mark will return at a later date for approval of his next phase.

Babe Smith moved approval of the lot line change, seconded by Jared Clukey. The motion passed with Mark abstaining.

Bob Carlton, representing Norman Beisaw's Grindstone Properties, presented a proposal for a five acre or smaller gravel pit on Beisaw's 146-acre lot bordered by Reed Brook on the north and Route 27 going south. Carlton reported that access will be through landings created for a recent logging operation. Test pits have been done. Clay noted that there is no need for a site plan review, waived because it is less than 5 acres. The lot has been surveyed and is recorded.

The application met all findings of fact from erosion and sediment control plans, traffic safety risk, fire, sewer and water concerns, solid waste disposal, scenic and buffer impact, etc. The planning board will need written documentation from the State that the road opening meets requirements, which Carlton agreed to provide as soon as possible. Bob assured the planning board all disturbed areas will be restored per our Ordinance. Acting code enforcement officer Billy Gilmore will issue the actual permit upon final approval by the planning board.

Carlton estimates the pit will yield 30,000 yards of gravel representing anywhere from 25 to 50 trucks a day at peak.

Richard Hawkes moved to accept the application from Grindstone Properties managed by Bob Carlton for a gravel pit of 5 acres or less per the map provided. Mark Wahl seconded the motion, which passed unanimously.

Clay Tranten has the action to prepare a written findings of facts for our town CEO records.

Contract zoning

Richard will have a draft of the contract zoning application for approval at the next planning board meeting. Jonathan Jordan would like to submit an application as soon as it is available in order to build additional units next to his current development on West Kingfield Road. Clay noted that Jordan will need to document the aspects of the zoning ordinance for which his plan does not qualify with his application.

Mark moved to adjourn, seconded by Jared. The motion passed unanimously, and the meeting was adjourned.

Respectfully submitted,

Sue Davis, Secretary.