

Kingfield Selectmen Meeting Minutes
Monday October 16, 2023; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Wade Browne, Morgan Dunham, Hunter Lander and Kim Jordan

Municipal Staff: Leanna Targett (Town Manager). Travis Targett (Wastewater Superintendent)

Public: John Beaupre, Tom Butler, Mark Green, David Deluca, Bill Gilmore, Charlie Woodworth, Judy Bemis, Bobby Brown, Diane Christen, Terry Coffin, Sue Davis, Jane Deely, Claudia Diller, Ian Donnelly, Tom Hildreth, Scott Hoisington, Les Jordan, Taylor Jordan, Robin Konieczko, Michelle Lucey, Polly MacMichael, Rob MacMichael, Jeffery Maget, Johnny Maynard, Donna Miller, Barbara Nickerson, Seth Page, Ralph Parker, Lynn Reed, Ryan Reed, Kim Robinson, Jan Royall, Kelsey Silfvenius, Audrey Tague, Clay Tranten, Annie Twitchell, Henry Williams, Paul Peck, Jesse Thompson, Heidi Murphy, Travis Labbe, Brooklyn LeClair, Terry Gunzinger

Via Zoom: Sylvie Haslam, Kathy Houston, Danielle Mathieu

Absent:

Chairman Browne calls the meeting to order.

Board reviews meeting minutes from October 2nd, 2023. Selectman Dunham makes a motion to accept as written. Selectman Lander seconds motion. All in favor.

Old Business:

Discussion with Mark Green on PILOT (payment in lieu of taxes). Board reviews document provided by Mark and letter about other pilot programs that he has researched. Mark says that he has talked with a lot of towns about pilot programs, and some have escalators. Some made a 10% payment while others made 5%. We have suggested 7%. Mark says we have no idea what there will be for kids however we have looked at studies that have been completed and feels we may be looking at 2.33 kids. The math of 2-three-bedroom units could be 5.69 kids however we are not sure what, if any, three bedrooms there will be. The 2018 study completed would lead us to believe that there could be 2-3 kids total for the first phase which is what is being discussed for the pilot. Chairman Browne says he is concerned as the cost per kid is about \$22,000.00 per kid. Mark says that it is more of a community tax and most people in Kingfield don't even pay \$12,000.00 in taxes. Selectman Dunham asks if the board is ready to decide a percentage tonight. Chairman Browne says he would like the lawyer to look at it. Selectman Jordan says she would be in support of 10%. Mark Green says this is just for the rental units not the homes as they will be purchased, and people will pay taxes. Mark says because we are not for profit you will not see the hit on the school side. We feel we are being pretty generous in our opinion, obviously we would like it lower than higher. Mark says we could look at the AMI for an escalator each year. Paul Peck says if the children's thing is an issue, we could delete the plans for three bedrooms. Paul says we will be doing some fundraising to fund the single-family properties. Apartments are planned for single individuals or 2 people and are not really designed for families. Paul says as long as we know upfront what the cost will be we can revisit this one for future phases. Following further discussion, it is agreed that the pilot will reflect 10% of the total rent minus the cost of utilities. Motion is made by Selectman Dunham to

change the language to indicate the 10% and to send it to the lawyer for review. Seconded by Selectman Lander. All in Favor.

Next item is a discussion with Terry Gunslinger on staff insurance. Terry explains that the cost is less than the current plan but has the same benefits. The town will have a health reimbursement account that on average runs a risk of 30%. Following discussion, it is agreed that the town will move forward with this plan as soon as possible.

Board reviews the draft of a board of selectmen protocol. Selectman Dunham makes a motion to approve as presented. Seconded by Selectman Lander. All in Favor

New Business:

Next item is a discussion with Bobby Brown on the Utility Advisory committee. Bobby says that he has made contact with someone from Maine Rural Water Association, and they are ready to take this to the next level. They have grant money for this type of thing so it will not cost the town anything and they can assist with rate setting. They figure it will take 2-3 months. Selectman Lander states that this was the main goal of the committee and asked why the committee was not doing this instead they had a capstone project completed when the billing was the bigger issue. Bobby says we were looking at the water in/water out situations and allowances. Selectman Lander asks if this is now Leanna's responsibility to deal with MRWA. Bobby says yes, they need some documentation to move forward.

Board reviews two real estate abatements that were billed in error. Selectman Dunham makes a motion to approve. Seconded by Selectman Lander. All in Favor.

Chairman Browne notes that the village enhancement committee had requested to be on the agenda, and he would like to hear their request before moving into the discussion on workforce housing. Jan Royall presents the board with photos of some cedar type benches. She explains that the committee has been discussing this for some time now and they would like the board to consider 4 double benches and 6 single benches. Jan shows the board some locations that the benches could go, and they understand that they will need to ask permissions first. Someone in the audience is concerned with ADA accessibility so that they are accessible for all. The concern is for the pad that it would be going on and if it was accessible. Jan speaks of a tree planting program that is in the works for possibly the same locations of the benches to provide some shade. Following further discussion Chairman Browne makes a motion not to exceed \$7,000.00 and is contingent upon written owner approval and ADA research. Seconded by Selectman Dunham. All in Favor.

Planning Board Chair Clay Tranten explains that there is a book before the board that contains all of the information for the Contract Zoning application that they have been discussing on the workforce housing. Clay notes that they have already agreed to reduce the number of units from 60 to 45. There are five contractual parts. Size of lots, Height of buildings, Internal setbacks (10x10x10), parking and density. We have made our recommendation and would like you to review it and take it to the public for a vote.

Chairman Browne says he is concerned with the 2500 ft as the minimum for a tent is 2500 and asks why we are not taking baby steps on this. Richard Hawkes explains that the lots need to be small, and the homes need to be small. Clay says we have had them assert in section "G" to come back to the planning board after phase one and we could have another public hearing if there have been changes or to discuss how the first phase has gone and if we need to make changes. It could go back to the board and people if there are changes. Mark says if he understands Wade, he is looking at the land in between structures and explains that there will be a lot of common land. Claudia Diller says the purpose is to make it affordable and not everyone needs 2 acres for a house. Paul Peck says we could go up to the 3,000 sq ft area since we removed some buildings. Paul says phase two is for homes and we hope to start fundraising for them and looking at private investors, however the apartments are the way to start due to the need. Mark Green says we are actively working with the mountain and volunteers in Stratton and Eustis. We are very optimistic about Sugarloaf and Eustis. Mark says the clock is tight and we need a vote, so the site plan application is in. John Beaupre states that they are under a degree of urgency, and he feels that the planning board has protected the town's integrity through the entire process. Chairman Browne says this document should go to the town lawyer for review before it goes to the people. Sue Davis says the only documents to study are the first five pages and the rest is just references. Selectman Jordan says we must be careful as to not be rushed as a taxpayer. Mark Green says he understands this decision may need time. Johnny Maynard asks what the plan is if it fails. Mark Green says he doesn't think there is any chance it will fail. Following further discussion among the attendees the board considers town meeting dates. It is stated that we would shoot for November 15th or 16.

There are no candidates interested in school board at this time.

Town Manager Updates/Discussion:

TM Targett says she does not have any updates this week.

Selectmen Discussion:

Selectman Jordan states she is still concerned with potholes.

Public Comment/Other: NONE

Selectman Dunham makes a motion to adjourn the meeting. Seconded by Selectman Lander. All in Favor.