

Kingfield Selectmen Meeting Minutes
Wednesday October 25, 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: Mark Green, Susan Davis, Jane Deely, Claudia Diller, Richard Hawkes, Tom Hildreth, Seth Page, Sara Reed, Kim Robinson, Julie Swain, Audrey Tague, Barbara Wiencek, Thomas Wiencek, Rob Woodhouse and Paul Peck

Via Zoom: Penny Hall

Absent:

Chairman Browne calls the meeting to order.

Old Business:

First item of business is to review the Contract Zoning Application. TM Targett indicates that there are updated exhibits on the table for the board. Richard Hawkes explains that the changes the board is looking at has come after hearing from the board and the people at the last meeting. Richard says we did put a limit of three apartment buildings. 2 of which will be built in phase 1 and the other in phase 2. The Planning board has recommended this and therefore has no further actions unless the board was to give some.

Chairman Browne says he is concerned with the 150-foot frontage and asked if that was exempted because the booklet does not differentiate that. Mark says we interpret the rules to be only from Route 27 as it is for the entire parcel. Wade reads that the ordinance says 150 feet of road frontage and wonders why this is not internal as well as they will be putting a roadway in. Paul Peck says if you read G it says it is internal land is not subject to road frontages just the external ones. Paul says at this point we probably have 400ft of frontage on Route 27. Paul says we don't need to comply with internal lots. What we are proposing is that lots created by future Subdivision of this Property shall have Minimum Internal Setback to other newly created Subdivided Lots of Front yard: ten (10) feet, Side yard: ten (10) feet, and Rear yard: ten (10) feet. Road Frontage: Lots created by future Subdivision of the Property shall not be required to have a Road Frontage minimum size. Chairman Browne suggests a better language on the 150 feet.

Chairman Browne says another item of concern in on their webpage it speaks that this is not section 8 or low-income housing however looking down the list it doesn't appear that some of these people will qualify. Make says we will be looking for those in the range of 80-110%. The \$40,000 is a working person's salary in this area.

Chairman Browne says he also read that we can not advertise with just local employers as we were led to believe which is concerning. Mark says the hope is to fill it up with workforce as that is what we are here for, and our plan is to advertise locally.

Selectman Lander says that he understood the committee would build phase I in Kingfield and then look at the other towns however that is not what has been said recently and asks for

clarification. Mark Green says we are committing to phase one then there could be a public hearing to see how well everything went. Mark says, I am part of a committee that makes the decisions some of which are from Kingfield, and I would like to see our efforts move into the other towns as I believe our energy could be well spent there such as Sugarloaf and Eustis, but it is up to the committee. Paul Peck says we are excited to see what we could do with the house lots.

Following further discussion TM Targett asks if the board is ready to make a recommendation. Chairman Browne makes motion to recommend. Seconded by Selectman Dunham. Motion passes 3 to 1 abstain.

Board reviews the PILOT (payment in lieu of taxes) and Attorney review. TM Targett says the attorney has cleared up some of the language and feels this is ready to go however she has also advised that the contract zoning language reads the same. Selectman Dunham makes a motion to accept as written. Seconded by Chairman Browne. All in Favor.

Next item of business is to discuss the date and timing of vote. TM Targett explains that when the board left the previous meeting it was stated that we would “shoot for” November 15th or 16th and part of the discussion was about using the school. Well, the school is unavailable and as the board is aware she has heard from numerous residents concerned with the voting format and asking that it be reconsidered. They are requesting a referendum ballot with the absentee process. Mark says we would rather follow the process of a referendum. Selectman Jordan says she has been provided a petition of more than the 77 signatures necessary. TM, Targett asks Mark when they would be able to resubmit for funding. Mark says he believes April or May, but they will need probably 60 days for planning board approval.

The board agrees to hold a referendum ballot and elections Tuesday January 23, 2024, 8 am to 8pm.

New Business: NONE

Public Comment/Other: NONE

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

*The minutes provided above are a summary. Minutes by Leanna Targett.