

**Kingfield Planning Board**

Date: Tuesday, November 21, 2023  
Location: Webster Hall  
Time: 6:00-7:15  
Topic: WMMH housing application, Contract Zoning, Ira Mt.: Bridge & subdivision  
Board present: J. Clukey, S. Davis, R. Hawkes, S. Hoisington, B. Smith, C. Tranten,  
Board Absent: M. Wahl  
Public: Jeff Maget, Polly and Rob MacMichael, Jill Monahan

Planning Board Chair Clay Tranten opened the November 21 meeting at 6:00 pm. He noted that there was a quorum and asked for approval of the agenda and then of the minutes

*Scott Hoisington moved to approve the agenda, seconded by Richard Hawkes. The motion passed unanimously. Jared Clukey moved approval of the minutes, seconded by Scott Hoisington. The motion passed unanimously.*

***Jordan development of Sid Savage lot***

Jonathan Jordan sent a message that he was not ready with his contract zoning application for construction of two 4-unit apartment buildings on the Sid Savage lot on West Kingfield Road. His proposed development exceeds density limitations. His application will need to meet requirements of contract zoning that include highlighting the benefit to the Town and how it aligns with the Town's Comprehensive Plan.

***Requirements to apply for Contract Zoning***

The board then outlined the steps an applicant needs to take to present an application under the Contract Zoning section of Kingfield's zoning ordinance. Hawkes has created a shorthand guide to the contract zoning process for applicants, Town officials and the public that is covered in Section 5 (A6) of the Zoning Ordinance. These steps are:

1. The zoning ordinance itself, to identify which areas of the zoning ordinance need to be addressed by contract zoning.
2. The Contract Zoning Section 5 (A6) of the zoning ordinance specifically.
3. Subdivision ordinance IF the application deals with housing.
4. The CZ application

***WMMH Contract Zoning Application***

Richard Hawkes reported that Western Maine Mountain Housing has incorporated all of the conditions and restrictions in the Planning Board's recommendation to the Select Board. At the Select Board meeting that Hawkes and Sue Davis attended that presented the PB's recommendation, Select Board member and chair Wade Brown commented on a 150-foot road frontage requirement, which appears in the subdivision ordinance and differs from the zoning ordinance of (100 feet).

WMMH took an action (Write Pierce Engineering) to review the subdivision ordinance again for any further discrepancies. They plan this to be the best and final application for the warrant to be voted on at the Town Meeting

This revised application will be presented to the Town for its approval at the special Town Meeting to be held in January. WMMH's Vice Chair Paul Peck reported to Scott Hoisington that WMMH plans to have one, possibly two, hearings at which it will outline the details of its application in the month prior to the meeting.

***Ira Mountain: Bridge study; proposed subdivision***

Hawkes reported that Ashley Brochu of Pleasant River Partners, LLC, will attend next month's K PB meeting to discuss the bridge study done in 2022 and next steps. (See report, copied below and attached, which has photos and is easier to read.)

Mark Wahl will present his plans for a subdivision off Iron Bridge Road at next month's/December's PB meeting.

***Work Sessions: Subdivision and Signage ordinances***

Chair Clay Tranten reported that he has been studying six different towns' subdivision ordinances in preparation. He noted that Hampden has eliminated a grandfather clause to allow road associations to work in the case of multiple contiguous subdivisions, covering such things as roads between subdivisions and required membership from all subdivisions.

Because of the timeline to get on the warrant for the annual Town Meeting in June—articles need to be ready by April in order to be printed in the warrant—the board agreed there was only time for one ordinance article.

Scott Hoisington has researched sign ordinances in as many as ten communities of similar size. Board members agreed to concentrate on a signage ordinance change as the immediate priority. Scott will send a summary of his findings to board members in preparation for the December meeting and a workshop on a possible signage ordinance.

***Other***

Hawkes asked about possible interest in visiting Rangeley's new housing arrangement for staff. Saddleback's Jim Quimby would be willing to give a tour.

Hawkes also pointed out that there was mud and dirt on Rt. 27 by the gravel pit below Reed Brook. Discussion centered on the approval requirement to minimize such an occurrence. Operator Grindstone Properties has apparently hardened the exit area to reduce the mud and dirt.

In discussing the turnover of code enforcement officer/plumbing inspector, low pay and insufficient days of service were pointed out as a dis-incentive for qualified people to apply. Tranten added that there are no teeth in the Town's zoning ordinances, that infractions are referred to the Select Board, which may or may not act to force compliance.

Polly MacMichael noted that a CEO is an income source for the town through the fees collected for permits, etc., that if the PB did a profit & loss study it might be able to persuade the Town to increase the hourly pay and the number of days or work.

*Jared Clukey moved to adjourn, seconded by Davis. The motion passed unanimously.*

Respectfully submitted, Sue Davis, Secretary.