

Kingfield Planning Board Work Session

Date: Thursday, January 18, 2024

Location: Webster Hall

Time: 6:00-7:30

Topic: Work sessions on Jordan Contract Zone application and Signage ordinance

Board present: S. Davis, R. Hawkes, S. Hoisington, C. Tranten

Board Absent: J. Clukey, B. Smith, M. Wahl

Clay Tranten started the work session by reminding of the rules of work sessions: voting happens only in regular public meetings and are not legal in work sessions.

Jordan Ventures Contract Zone application

Tranten will work with Jordan to explain what is needed for his application. Based on previous experience with the WHC-WMMH application, Richard Hawkes has prepared a list of questions/topics that need addressing. Because Jordan Ventures is a less complex case, the 40 questions created for WHC are reduced to 25, many of which will also not apply.

Optimum Timeline if all goes well:

- Tues., Feb. 13: JVs brings updated application to K PB; app. accepted as complete.
- K PB holds a public information meeting
- Tues., March 12: incorporate changes as indicated.
- K PB holds public hearing
- Tues., April 9 meeting; K PB sends recommendation to the Select Board
- Mon., Apr. 15: K SB accepts application, recommends article for Town Meeting warrant.

Signage Ordinance

Scott Hoisington used the Greenville signage ordinance as a template, incorporating some of Bethel's ordinance, especially its definitions. He has incorporated many of Richard Hawkes comments and recommendations into his 22-page draft. To start the review, he read the purpose:

The purposes of the signage ordinance are to:

- Enhance and preserve the scenic beauty of the community.
- Protect property values.
- Encourage effective use of signs to support a healthy business climate.
- Reduce sign clutter and advertising distractions and obstructions.
- Reduce hazards that may be caused by signs.

Grandfathered signs can stay up although sign owners whose signs do not comply will be encouraged to abide by the ordinance. Scott would like the sign ordinance application to be included in the ordinance. He stressed his interest is in Kingfield being quaint and that he wants it to stay that way.

Hawkes read the applicable portion of the comprehensive plan: signage should be pleasing, non-intrusive neon, and keep the flavor and scale of Kingfield (Comp. Plan p.____.)

There was discussion of light intensity, lumens allowed based on time of day, evening and night. Tranten pointed out that mention of signage in other ordinances should be consistent with the

stand-alone signage. Lighting is to be stationery. Scott's sample ordinance allows one internally lit sign for five types of business; do we want to allow that?

Do different streets have different standards? Sue Davis asked if there should the older village area, the middle of town, should be differentiated from the northern village area. Tranten pointed out that the northern village was simply defined as "growth," the village as "village."

Hawkes recommended that we do an inventory of all signs on Rt. 27 with dimensions, including non-conforming signs. Davis added that the inventory should include photographs of each sign. This will assist the public as well as PB members in identifying what signage measurements look like.

Signs of closed businesses have to be taken down in 30 days in the sample ordinance. In order to aid selling such properties, all thought that might be extended to 45 days.

Rangeley and Greenville have "Wayfinding" signs, that identify multiple businesses not on one property. These are not included in definitions, nor allowed for in Scott's sample. Scott will add Wayfinding to definitions.

Scott will send out a word document showing the discussed changes as soon as Friday/tomorrow. He asks for all to send their comments and questions. All agreed to meet an hour before the next regular meeting, February 13, as a work session to confirm changes to be voted on at that meeting.

Potential timeline:

- Tues., Feb. 13: Vote on possible final signage ordinance
- K PB holds a public information meeting
- Tues., March 12: incorporate changes as indicated.
- K PB holds public hearing
- Tues., April 9 meeting; K PB sends recommendation to the Town Manager/Select Board for article to be included in June Town Meeting warrant.

Notes submitted by Sue Davis, Secretary