

Kingfield Planning Board

Date: Tuesday, January 9, 2024
Location: Webster Hall
Time: 6:00-7:50
Topic: Jordan Contract Zone app.; WMMH CZ app.; Ira Mt. subdivision changes
Board present: S. Davis, R. Hawkes, S. Hoisington, B. Smith, C. Tranten, M. Wahl
Board Absent: J. Clukey,
Public: Kim Jordan, John Beaupre, Tom Hildreth, Stephen Gould, Diane Christen,
Kim Robinson
On Zoom: Paul Peck, Julie Swain

Planning Board Chair Clay Tranten opened the January 9 meeting at 6:00 pm. He noted that there was a quorum and asked for approval of the agenda and then of the minutes. Tranten noted that because of the time needed for the two Contract Zoning applications, the Signage Ordinance would be taken up at the next meeting and after a separate workshop to handle it in depth.

Richard Hawkes moved approval of the adjusted agenda, seconded by Scott Hoisington and approved unanimously.

Hoisington move approval of the December 12, 2023, minutes, seconded by Richard Hawkes and approved unanimously.

Jordan Contract Zone application

Representing her husband who was on storm duty, Kim Jordan presented Jordan Ventures application for two 4-unit buildings on the 1.05-acre "Sid Savage" lot, address 47 West Kingfield Road. These buildings will have the exact same floor-plan design as their development across the road below their driveway next to the elderly housing project: 2 bedroom units with garage.

Density is the reason for using Contract Zoning as current zoning only allows one housing unit per lot. After discussion of road widths, etc., it was determined that the subdivision ordinance had to be reviewed for possible variances that require CZ.

Richard Hawkes will review the plan presented and prepare questions for the applicant as he did for the Planning Board's first CZ application from Western Maine Mountain Housing. Jordan will review the subdivision ordinance to determine what parts of that ordinance apply and bring a revised application to the next meeting.

Hawkes and Chair Tranten noted that the PB needs to study this application in a workshop as it did with WMMH. The Board will schedule a work session before next month's regular meeting.

WMMH Contract zoning application

The Workforce Housing Coalition, dba WMMH, has responded to questions raised by the Select Board at its October 25 meeting. WMMH has responded to all concerns in its latest/final application. Changes include:

1. Confirmation that the number of units to be built is 45 of which approximately 60% will be multi-family and 40% single family units.
2. Section 1 Dimensional Requirements have been changed from 2,500 sf. to 5,000 sf.
 - a. Added "up to 2 separate buildings and 18 units"

- b. Lots created with “frontage on Rts. 142, 16 and 27” will have a minimum road frontage requirement of 100 ft.
3. Section H General requirements: paragraph deleted
4. Section W “Keeping of animals are limited to common household pets” varies from Kingfield ordinance which allows animals, domestic fowl and bees.
5. “Streets within the project shall be designed with 20’ of traveled way with 3’ paved shoulders. The PB may consider modification to the traveled way or should requirements if the applicant agrees to build 5’ paved sidewalks/pedestrian paths”
6. Subdivision ordinance impact has been added, related especially to #5 above, the sidewalk element.

The entire application has now been reviewed by the Town lawyer and passed muster.

Hawkes has revised the PB’s 10/10/23 recommendation letter to the Select Board accordingly. Kingfield resident Kim Robinson asked what the intent of Exhibit G1, item 5, related to possible changes to project funding sources and how that could change occupancy criteria. Hawkes explained that if funding sources did change on the project resulting in a change to occupancy criteria then WMMH will be required to get Town of Kingfield Select Board approval.

Scot Hoisington moved to accept the changes to our 10/10/23 recommendation to the Select board, seconded by Richard Hawkes. It was approved unanimously. Chairman (Clay Tranten) signed the updated endorsement letter to the Select Board.

Sue Davis asked when the Town Meeting would be scheduled for a Town Vote. Because the Select Board determined that this would qualify for absentee voting, the meeting will be scheduled at the same time as primary voting, March 5, to avoid the expense of a standalone meeting. Between now and then, WMMH will schedule one or more informational meetings for voters.

Mark Wahl subdivision preliminary

Partnering with Pleasant River Partners, Mark Wahl introduced Stephen Gould of Sackett & Brake Survey, Inc. to present Revision 5 to Phase III of Ira Mountain subdivision. PRP wishes to combine part of Lot 25 (24-1) to the whole of Lot 24 to create a 116-acre parcel to be conveyed. Basically, it was all the lowland of the original subdivision.

Gould explained that it represented no increase in the number of parcels that would change the subdivision previously approved. Lot revision changes are allowed anytime in perpetuity although the covenants and restrictions stay with the lot and any future subdivisions of said lot unless all members of the subdivision vote to take them out. A future subdivision of this 116 acre lot 24-1 is being considered in the future by Mark Wahl and PRP.

Scott Hoisington moved to approve that lot 24 and 24-1 be considered one lot as part of Ira Mt. Prospectives as covered by the covenants and restrictions. Babe Smith seconded the motion, which passed unanimously, Mark Wahl abstaining.

Tranten then discussed the need for a workshop on the Jordan CZ application. Davis asked if they could combine the workshop on Contract Zoning with a workshop on the signage ordinance. Tranten noted the two workshops needed to be conducted separately but agreed they could schedule both for the same meeting. All agreed on a Thursday meeting. Tranten will work with Town Manager Leanna Targett about scheduling the double workshop for 1/18/24.

Babe Smith moved to adjourn, seconded by Mark Wahl, which passed.

Respectfully submitted, Sue Davis, Secretary.