

Kingfield Selectmen Meeting Minutes
Monday, July 1st, 2024; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Morgan Dunham, Kim Jordan and Hunter Lander, Chris Rushton

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

Public: Jeffrey Maget, Dee Meneer, Claudia Diller, Susan Davis, Lynn Burnell, Dennis Burnell, Nate Manzer,

Via Zoom: Danielle Mathieu, Rebecca Richards

Absent: Wade Browne.

Vice Chairman Dunham calls the meeting to order.

Board reviews meeting minutes from June 17, 2024. Selectman Lander makes a motion to accept all minutes as written. Seconded by Vice Chairman Dunham. All in Favor.

Old Business: None

New Business:

Board reviews bids for West Kingfield Road and Riverside Street reconstruction. TM Targett states that Manzer's Fine Grade & Paving appears to be the non-contested, qualified, low bidder and Maine Highlands Development recommends awarding the contract accordingly. Selectman Hunter makes a motion to award as recommended by the town's engineer. Seconded by Selectman Rushton. All in favor.

Richard Hawkes is recognized on behalf of the planning board to provide an update on incorporation of LD2003 into zoning ordinance and newly proposed cost structure to contract zoning. Richard says the board had decided it was best to incorporate the new LD 2003 law into our current ordinance instead of creating a new stand-alone ordinance. Richard says we have had good conversations with Carrabassett Valley and AVCOG has been really great assisting the planning board with the necessary changes. Our approach was to increase residential density in our Growth and Village districts which could allow up to 4 dwelling units. However, they must have public water and sewer or something comparable and must be an approved septic. Richard says The ADU must be at least 190 square feet in size an ADU can be no greater than 1,200 square feet.

Richard says the planning board would be looking for direction from the selectboard on a few items. Such as right now ADU's would not be allowed in Rural 1 or Rural 2. Is there interest to expand so that all the districts allow them. The board agrees that this is a good idea.

Richard asks should you have affordable housing in Rural 1 and Rural 2 as it is written in the draft. Richard says we suggested the principal residence and the ADU must be under the same ownership. Richard explains that Affordable Housing Development/rental housing, a development there are restrictions in which a household whose income does not exceed 80% of the median income for the area. The base density says that the maximum number of units allowed on a lot

not used for affordable housing based on dimensional requirements in this Zoning Ordinance or, if applicable, the Town's Shoreland Zoning Ordinance, as applicable.

Selectman Rushton asks if they will still need to meet the setback requirements. Richard says yes. Susan Davis says they will not need to meet parking requirements.

Richard says we have had discussions about short term rentals as the law is for affordable housing. Currently we have no short-term rentals. An accessory dwelling unit may be located within, attached to, or detached from the principal structure. The principal dwelling and the ADU must remain in common ownership. The rental of an ADU for short-term use (less than sixty (60) days) is prohibited. No Air B&B's. Selectman Rushton asks if the height restrictions remain the same. Richard says yes 35-45 feet.

Richard says Subdividing an ADU from its principal dwelling lot is prohibited. The principal structure or the ADU must be owner occupied. Richard says we have spent a lot of work changing and adding to make it fit Kingfield.

Richard says the other action was to look at the contract zoning section as there were some concerns about the first Kingfield applicant and legal fees. Richard says when we first drafted the contract zoning we looked at 10 towns and picked one we liked and made it fit for Kingfield. Of those 10 only 3 talked about fees. None of which had anything on legal fees. We looked at Trenton Maines policy which discussed the applicant was to cover all fees however MMA said you can't do that. Following further discussion, it is agreed that Richard will try to define what a small/medium/large project would be so that a rate schedule could be set and charged up front.

Vice Chairman Dunham moves into Election of Officers. Selectman Jordan nominates Wade Browne as Chairman. Seconded by Selectman Rushton. Selectman Jordan nominates Morgan Dunham as Vice Chairman. Seconded by Selectman Lander. Both motions pass as all in favor.

Board reviews the UT Service Contracts for the Fire Dept and Transfer Station. Upon review Selectman Lander makes a motion to accept and sign as presented. Seconded by Selectman Jordan. All in Favor.

Board reviews additional appointments for Town Manager. Upon review Selectman Lander makes a motion to accept and sign as presented. Seconded by Selectman Jordan. All in Favor.

Board reviews the Town Managers appointment of all necessary officials and board members. TM Targett explains that there are three separate appointments. One is the necessary appointments of those individuals that expire yearly as well as some other appointments such as budget committee or ballot clerks. The second one is the Utility Advisory committee, which we may want to consider dissolving and the third is the VEC. I have heard from a few of you, and I believe that we may want to hold off appointing the VEC until after the comprehensive plan is complete. The comprehensive plan update is in the beginning stages working with AVCOG. Selectman Lander states that he agrees that the UAC should be dissolved and to put a pause to the VEC until after the comp plan is rewritten. TM, Targett asks if she is all set appointing all others to which the board says yes.

Town Manager Updates/Discussion: TM, Targett states that she would like to make the board aware that we are in need of updating many of the policies that have been created so that the language reads town manager and not administrative assistant. She suggested in the meantime having the board agree to language that states that any policy using the administrative assistant language should automatically be assumed as being replaced with the new form of government.

Selectmen Discussion: Selectman Jordan speaks about how the Pops was unbelievable even though the Symphony did not play. The Kingfield Pops has a dynamic group of individuals who have been dedicated throughout.

Selectman Lander requests that signs be placed to stay off the newly planted grass at the new swimming access area. Sue Davis asks when it will be mowed and when the picnic tables will be brought back. The board agrees that there is not a way to do this until the newly planted grass is better established. TM Targett indicates that she has received many phone calls about cars being parked in that general area and DOT has even received complaints. She also got an ear full last week about a post indicating that people can park on Maple Street. The board suggests contacting DOT for no parking signs as this is a safety issue. Dee Menear is recognized, she says I believe there was a previous discussion for vehicles to park behind Longfellow's or in that area behind the buildings on Main Street. Sue Davis says there is parking available on her lawn and Trippi's lawn.

Public Comment: Travis Targett explains to the board that there is a crushed sewer line located on Main Street that will need to be repaired which could be very expensive since there is a five-year moratorium on the road however it constitutes an emergency for one business that it is affecting. He is working on the necessary paperwork to get this fixed in a timely manner.

Selectman Ruhston makes a motion to adjourn. Seconded by Selectman Lander. All in Favor.

**The minutes provided above are a summary. The Town meets record management requirements and retention schedules by maintaining permanent records of electronic recordings of meetings to satisfy the requirements of §403-A. Minutes by Leanna Targett.*