

Kingfield Planning Board

Date: Tuesday, October 15, 2024
Location: Webster Hall
Time: 6:00-7:10
Topic: Jordan Ventures, LD2003
Board present: J. Clukey, S. Davis, S. Hoisington, M. Wahl, B. Smith, C. Tranten
Board on zoom: R. Hawkes
Other: Ben Hitchcock, CEO

Call to Order, board member attendance, voting quorum, agenda and minutes approval:

Chair Clay Tranten called the October 15 Planning Board meeting to order at 5:58 and declared that there was a quorum

- *Jared Clukey moved to accept the agenda, seconded by Scott Hoisington. The motion passed unanimously.*
- *Jared Clukey moved acceptance of the minutes of September 17, 2024, seconded by Babe Smith. The motion passed unanimously.*

CEO Report: Ben Hitchcock

There was one building permit since last month.

Jordan Ventures

Richard Hawkes has talked to Kim Jordan, has re-written the proposal to take out unrelated material, basically cleaning it up, including the pagination. Because not all Planning Board members have studied it, Tranten chose to pass on it until the next meeting. This detail has not held up the Jordan's start on the project.

LD2003: Lawyer's Response

Planning Board members began the review of the Town lawyer's and her Land Use Planner's comments on inclusion of LD2003 language in Kingfield's zoning ordinance. Richard Hawkes will be adding the PB's comments as track changes to the document. The PB completed 9 pages and will resume in a workshop, scheduled for next week, October 22, if the room is available. *[There was not a quorum for October 22, so all agreed by text to reschedule to Tuesday, October 29, assuming the room is available.]*

Because most of the Board's language came directly from AVCOG/Erica Bufkin's recommendations, members agreed to send the document with its track changes to Bufkins for her response.

- 3: Purpose: changed "wholesome" to healthy; removed "an allotment," staying with "land..." only; accepted all other comments.
- 4: Agreed with comments.
- 5: Agreed with Planner that insurance (renter) needs to be included in housing costs.
- 6: Agreed with comments.
- 7: Agreed with Town lawyer's comment about Designated Growth Area: to reference Town's Comprehensive Plan and to list 4 designated growth areas, Village, Growth, Rural 1 and Rural 2, and to reference the map in the Plan.

- 8: In Dwelling, agreed to eliminate “tourist home”; agreed with other changes, including the need to add a definition for “family,” on page 9 between Expansion and Filling.
- 9: under Accessible Dwelling Unit, changed “habitable” to “liveable”; added “Family” to definitions.

Chair report

- ***Select Board determination on creating a shed permit for taxation purposes:*** Tranten has talked with the Town Manager about this issue, which needs SB determination that any structure needs a permit, if not for the permit fee at least for tax assessment purposes. He reported that he is on the October 21 SB agenda for this.
- ***TM’s / SB’s response to PB members serving on the Comprehensive Planning Committee:*** Tranten has not talked with the TM about this.

Other

Davis noted that AVCOG is holding its 37th Annual Planning Day and General Assembly Meeting for AVCOG members, at Black Mountain in Rumford on Wednesday, November 6. It is a PB training opportunity. The cost for members is \$35. Davis has signed up and sent her bill for this to the TM. She asked if anyone else was interested in attending, that they should have received notice of this.

Next Meeting: Tuesday, November 12 [*and work session October 29*].

Mark Wahl moved to adjourn, seconded by Babe Smith. The motion was approved unanimously.

Respectfully submitted,

Sue Davis, Secretary

Worksession, Tuesday, October 29, 2024

Richard, Clay, Scott, Sue, Jared

Start 5:43

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