

Kingfield Planning Board

Date: Tuesday, September 17, 2024
Location: Webster Hall
Time: 6:09-7:09
Topic: Jordan Ventures, LD2003
Board present: J. Clukey, S. Davis, R. Hawkes, B. Smith C. Tranten
Board Absent: S. Hoisington, M. Wahl
Other: none

Call to Order, board member attendance & voting quorum

Chair Clay Tranten called the meeting to order at 6:09 and declared that there was a quorum with 5 of 7 members attending. It was later pointed out that only 5 are full members—Hawkes, Davis, Smith and Tranten comprising those members in attendance. Clukey was present as an alternate and therefore qualified to vote as the 5th member; the last two members, Jared Clukey and Scott Hoisington, are the alternates. This discussion occurred because Rob Woodhouse is interested in becoming a member but in the meantime can attend meetings.

Approval of July 9, 2024, minutes

Jared Clukey moved acceptance of minutes, seconded by Richard Hawkes. The motion passed unanimously.

CEO Report: Ben Hitchcock

Code Enforcement Officer Ben Hitchcock was not in attendance, but both chair Tranten and alternate Jared Clukey reported conversations with him. Tranten reported that Jordan Ventures has its permits. Their project is named Kingfield Housing 3, owned by Jordan Ventures; Kingfield Housing 2 is also Jordan Ventures. Kingfield Housing 1 is Clem Begin’s elderly housing.

Richard Hawkes noted that the G1-G2 document presented tonight said nothing about the two reasons for requesting approval with Contract Zoning for its non-conforming components: density and setback. The buffer was included. The drainage plan also needs to be included with the application.

It was also noted that the document itself had words crossed out. It was also not paginated correctly.

Sue Davis moved the G1-G2 for Kingfield Housing III document be returned to Jordan Ventures by the chair to be cleaned up and include specific wording of the non-conforming components for which approval was requested, seconded by Richard Hawkes. The motion passed unanimously.

LD2003: Lawyer’s Response

Tranten will provide all members of the Planning Board with hard and digital copies of the ordinance with the lawyers comments. Members are requested to make all comments on the hard copy and to bring them back to the next Board meeting for discussion, after which Hawkes will enter the Board’s agreed and combined comments on the digital copy using track changes. This will then be submitted to the TM to be returned to the Town lawyer.

Contract zoning fee schedule

The Town's lawyer and her land use planner did not agree with the fee schedule proposed by Hawkes for Contract Zoning applications. *"Based on my research I suggest a \$1,000 application fee and a \$1,000 review escrow account to be replenished as necessary to cover any engineering or legal expenses incurred in reviewing a contract zoning application. ...legal fees to be charged to the applicant should not be for reviewing the application and various studies. That is the job of the PB and any technical consultants it retains. Legal expenses should generally be limited to the details of the proposed contract and whether it meets ordinance requirements."*

Members of the Board disagreed with that and will respond accordingly.

Status of LD2003 checklist for permitting and related permit: Deferred to a later date.

Select Board determination on creating a shed permit: taxation schedule: No report from Tranten.

Waste Water approval of coffee shop

This issue is still in the hands of the Select Board for a decision, based on room left in the current system. Maine Rural Water is currently surveying the system to determine capacity and whether there is room for more connections or whether the system needs to expand.

TM's / SB's response to PB members serving on the Comprehensive Planning Committee

Tranten spoke to TM about this. Apparently, the TM has a document that defines the authority to allow residents to serve on the Comp. Plan. Com., to lie with the SB. Based on comments on this from Bill Gilmore, who served as TM for Carrabassett Valley for years, the SB does not have authority to determine limitations of service on Town committees, that such determination statutorily belongs to the Town through a Town vote, not with its administrative board.

Other

Hawkes reported on attending a regional planning meeting at the Eustis Town Office. Tranten noted that those meeting can be read on the AVCOG website. Hawkes reported at that meeting that Kingfield does not have a Comp. Plan. Com. Tranten responded that there were 7 people subscribed but did not know if they included Davis and Clukey, who are the PB members who have expressed interest in participating.

Next Meeting: Tuesday, October 15, subject to approval from the TM.

Babe Smith moved to adjourn, seconded by Jared Clukey. The motion was approved unanimously.

Respectfully submitted,

Sue Davis, Secretary