

## Kingfield Planning Board

Date: Tuesday, December 10, 2024  
Location: Webster Hall  
Time: 6:00-7:05  
Topic: Jordan Ventures; LD2003  
Board present: R. Hawkes, S. Davis, S. Hoisington, C. Tranten  
Board absent: J. Clukey, M. Wahl, B. Smith

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

Chair Clay Tranten called the December 10 Planning Board meeting to order at 5:59 and declared that there was a quorum

- *Sue Davis moved to accept the agenda, seconded by Richard Hawkes. The motion passed unanimously.*
- *Scott Hoisington moved acceptance of the minutes of October 15, 2024, seconded by Richard. The motion passed unanimously.*

### ***CEO Report: Ben Hitchcock***

None: CEO not present

### ***Jordan Ventures***

G1 and G2 were missing in Jordan's first draft. Richard Hawkes edited it accordingly.

*Scott Hoisington moved to approve Richard's Hawkes edited draft of Jordan Ventures' application, seconded by Sue Davis. The motion passed unanimously.*

Tranten will take the draft to Jordan to submit it to her lawyer for review. Once approved by Jordan's lawyer, Jordan will return the draft to the PB for final PB approval. Tranten will then forward the approved application to the SB for final approval. Once approved by the SB, it will be returned to Jordan to be submitted to the County Registry of deeds.

Hawkes noted that the PB should have a protocol for managing this process, which he has already drafted. Once LD2003 is incorporated into Kingfield's zoning ordinance, unless they are for business, most applications will go directly to the CEO.

Hoisington noted that a stand-alone sign ordinance has been shuffled to the side. Hoisington's plan is currently with AVCOG's planner. Once back, it should be ready for a public hearing in hopes of having it on the Town's June Town Meeting warrant. Sub-Division and Open Land ordinances are still on the PB's agenda.

### ***LD2003: Lawyer's Response***

The Board continued the review of AVCOG's review. The last meeting left off on page 9 at the definition of ADUs

- P. 10 [AM22]: under Housing deleted "This also does not include transient housing or short-term rentals unless these uses are otherwise allowed in local ordinance." 'Transient housing' and 'short-term rentals' are not defined.
- P. 13 [AM23]: Deleted 'Principal Building,' kept 'Principal Structure': redundant, only one needed.
- [AM24] accepted revised definition of 'Restrictive Covenant.'

- P. 14: accepted definition of ‘Shoreland Zoning Ordinance.’
- P. 15: Accepted State’s definition of ‘Structure.’
- P. 17 [AM25]: AVCOG not comfortable with Kingfield ordinance use of ‘non-conforming’ / ‘discontinued use.’ Kingfield needs to keep it until it incorporates LD2003 language into its ordinance. In the meantime, the State’s LD2003 legislation now governs zoning re additional structures, taking it out of the Town’s hands.
- [AM26]: disagreed with AVCOG’s mention of covering ‘disability’ under ‘Variances’: variances occur as needed and cannot be defined. The CEO is also governed by State Statutes that may not be covered in Town ordinances.
- [AM27]: Kingfield PB preferred the language as it stands.
- [AM28]: Tranten will ask Town Manager about G5
- [AM29]: Use Permits—Application: AVCOG asks K PB to look into Maine’s record retention laws; Tranten will ask the Town Manager.
- P. 27 [AM30]: Chose to use comma instead of colon.
- Fees: appeared to represent Hawkes recommendation that fees for Contract Zoning for Small, Medium and Large projects be adjusted accordingly. Tranten will follow up with TM / SB.
- P. 30 [AM31?]: Final Action: a SB cannot give a ‘negative endorsement’; option is to give a ‘recommendation.’
- P. 32: [AM32]: Agree that filling or earth moving more than 100 cu. yds is a CEO not PB function.
- [AM34]: re driveways opening onto roads: State routes follow State statutes; local roads are governed by Town road commissioner.
- [AM36]: ADUs not permitted in R2 because single dwellings are not permitted there.

Review ended on page 37.

List of items the chair will take to the TM / SB:

- To ask the status of the sign ordinance with planner comments. Scott will send latest draft.
- Fees for contract zoning
- Shed taxation issue
- Ask about G5 that AVCOG wanted to strike on LD 2003 / Contract zoning
- 100 ft set back on ADU/LD2003 agreed

Next Meeting: Tuesday, January 14

*Richard moved to adjourn, seconded by scott. The motion was approved unanimously.*

Respectfully submitted,

Sue Davis, Secretary