

Kingfield Planning Board

Draft Meeting Minutes

Date: Tuesday, February 25, 2025
Location: Webster Hall
Time: 6:05—7:25
Topic: Pleasant River Partners, Signage, LD2003 & Kingfield Ordinance, fees schedule
Board present: J. Clukey, R. Hawkes, Scott Hoisington, S. Davis, Babe Smith, C. Tranten, M. Wahl
Others: Stephen Gould

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

Chair Clay Tranten called the February 25, 2025, Planning Board meeting to order at 6:00pm and declared that there was a quorum

- *Jared Clukey moved to accept the agenda, seconded by Mark Wahl. The motion passed unanimously.*
- *Jared Clukey moved acceptance of the minutes of January 10, 2024, seconded by Babe Smith. The motion passed unanimously.*

CEO Report: Ben Hitchcock

Hitchcock has been trying to condemn a trailer on West Kingfield Road, but Kingfield's ordinance doesn't have any teeth in it. [Tranten is checking with State health department and Dept. on housing.](#) No-one is living in it at the moment because it has no water. Richard Hawkes asked what other towns do. It would be in a maintenance ordinance concerning junk cars and trash.

Pleasant River Partners.

Chair was to ask CEO if the PB needs to apply these conditions to this subdivision phase approval. Secretary Sue Davis read that section of the minutes referring to the task. Hawkes explained that previously when PRP had the 15-lot subdivision, the PB put a condition of approval on it that upon the sale or transfer of 8 lots within the subdivision, PRP would complete a traffic study on traffic entering and exiting the bridge from and to Rt. 27 re traffic mobility and access east of the bridge, and would do a bridge study of its structural integrity. The PRP was to come to the PB to report the studies' findings and its plans to address them. The PB put a similar restriction if other developers came along. The PB should put the same requirements on this application before approval.

PRP has complied with part of it, and it did another study after last December's storm, but it has not yet completed the second part of the condition, to come to the PB to report the findings and its plan to address them.

The traffic study, triggered by the number of lots sold (not when built or even when building permits were issued), recommended putting a passing lane on Rt 27 and building a 2-way bridge. Maine DOT responded that two things were required for that to happen: the number of accidents and 115 sold lots. In 2003 there were 63 lots, 20 homes; currently there are 112 lots and 64 buildings; 85 houses would precipitate State action. These additional 4 lots would bring the number to lots to 115, though they are not yet 'sold.'

Stephen Gould, representing PRP, noted that many of the lots in the Ira Mt/PRP subdivisions have been absorbed by neighboring lot owners, although they still remain as lots on the tax rolls.

(Richard) Hawkes reported that Judy Hawkes has been researching all lots and houses in the entire Ira Mt. area and now has more complete knowledge than otherwise exists anywhere, including for the tax assessor.

Hawkes noted that the road associations of the four subdivisions, Poplar, Ira, Claybrook and Lower Iron Bridge, have been meeting to carry out repairs on the bridge access and in one case on the bridge itself. Responding to Wahl's question about a fund or reserve to which all four associations/subdivisions contribute, Hawkes responded that there is no such reserve/bucket/fund at this point, that members of the associations have been paying their share as expenses on the bridge have occurred. [No mention of how billing was apportioned.]

They are concerned, however, about doing much more because the bridge is owned by the Brochu Trust, not the four associations; they also do not want to own the bridge, though the Brochu trust has offered it to the associations.

Sue Davis moved to have the conditions language for approval be refreshed for Pleasant River Partners to put on the maps/drawings, which Richard Hawkes agreed to do. Scott Hoisington seconded the motion, which passed 6 to 1, Mark Wahl voting no.

Hawkes will send the refreshed conditions language to Stephen Gould who will pass it along to the Brochus/PRP.

Richard Hawkes moved that Pleasant River Partners comply with the condition of approval that they report to the Planning Board the results of the traffic and bridge studies and their proposed actions to address the recommendations of the studies, seconded by Scott Hoisington. The motion passed 5 to 2, Mark Wahl and Jared Clukey voting no.

Tranten will draft a letter to the Brochus to come to the PB to report per the motion.

Signage Ordinance: Scott Hoisington

Town Manager Leanna Targett forwarded the Town lawyer Amanda Meader's response to Hoisington and the PB's work on a sign ordinance. Meader considered the ordinance indefensible, citing

1. Poorly organized
2. Overly regulatory and complicated, making enforcement difficult for the CEO
3. Definitions sections includes regulations, which is not advisable
4. Other terms (e.g., Wayfinding, Gateway, Sign Board, Projecting, Blade, Rider, Wicket) are undefined and require definition
5. Certain concepts are "just plain confusing."

Meader and her planner Bob Faunce will draft the ordinance to eliminate these issues and hope to be back to the PB within the month. The PB will await the lawyer/planner's work.

Lawyer's response to LD 2003 related items in the Kingfield Zoning Ordinance,

After discussion of what the PB has done to date, and given the lawyer's response to the PB's work on the signage ordinance, the Board decided to send the comments that we've made to Targett to send to the lawyer with no further work on the PB's part.

Scott Hoisington moved that the PB send the comments on the Kingfield ordinance as it incorporates LD2003 to Town Manager Leanna Targett to send what it has done to the lawyer, seconded by Mark Wahl. The motion passed unanimously.

Fee schedule

Select Boards set fees but wants recommendations from the PB. Tranten handed out two sheets showing comparison of town fee schedules prepared by the Town lawyer's planner. He requested Board Members to take it home and research this for the next meeting.

Next Meeting: Tuesday, March 11, 2025

Mark Wahl moved to adjourn the meeting, seconded by Scott Hoisington. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary