

**Kingfield Planning Board**

Date: Tuesday, January 14, 2025  
Location: Webster Hall  
Time: 6:00-7:15  
Topic: Jordan Ventures, Ira Mt. revision, review of zoning ordinance with LD2003  
Board present: R. Hawkes, S. Davis, Babe Smith, C. Tranten  
Board absent: J. Clukey, M. Wahl, Scott Hoisington  
Others: Stephen Gould, Jeff Maget

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

Chair Clay Tranten called the January 14, 2025, Planning Board meeting to order at 6:00 and declared that there was a quorum

- *Sue Davis moved to accept the agenda, seconded by Richard Hawkes. The motion passed unanimously.*
- *Clay Tranten moved acceptance of the minutes of December 10, 2024, seconded by Babe Smith. The motion passed unanimously.*

***CEO Report: Ben Hitchcock***

Code Enforcement Officer Ben Hitchcock was not present. Tranten reported that he had nothing to report, that he had issued no permits, and that his computer had died and lost everything. The office is working on recovery. Babe Smith thinks the CEO should attend every meeting.

***Jordan Ventures***

Kim Jordan has sent the application to her lawyer. Once it comes back, it goes to the Town Manager and Select Board for approval (by lawyer or not) then to the CEO for filing. The Jordan lawyer will then file it with the County registry of deeds.

***Pleasant River Partners on Ira Mt. Road.***

Representing Pleasant River Partners, Stephen Gould of Sackett & Brake Survey, Inc., presented a revision for PRP's Ira Mt. subdivision. PRP requests dividing 17-acre lot 25 into 4 lots, each with at least 200 ft. of frontage. There have been 6 revisions, some of simple lot line changes, some adding lots, some consisting of buyers turning 2 lots into 1. This is the final lot in this subdivision.

The original subdivision was Ira Mt. Perspectives, created by Adrian Brochu, now owned by his sons Jason and Chris Brochu who manage it under their larger corporate name of Pleasant River Partners, which also owns lumber production and distribution components. The Brochu Trust owns another 300 acres behind Poplar down to Butler Pond.

Richard Hawkes noted that there are covenants and restrictions on earlier revisions that will have to carry over to this revision, requiring a traffic study and a bridge study for structural integrity. These have been done but will need to be done again based on growth. The Planning Board puts similar requirements on all other subdivisions on Ira to be fair to all.

*Babe Smith moved to accept this map as a preliminary action by Ira Mt. Prospectives for dividing Lot 25 into 4 lots subject to carrying over the conditions of approval to this revision #6. The motion was seconded by Richard Hawkes and passed unanimously.*

Tranten will ask the CEO if we need to apply these conditions to this approval: *representing Ira Mt. residents, Judi Hawkes has done a detailed review of lots and homes to bounce those numbers against the engineering study recommendations to determine the next bridge and traffic studies. Richard Hawkes believes that this will be a PB decision with input from the CEO.*

Hawkes reported that all residents and members of *the 4 [Ira Mt.] subdivisions have formed a "bridge committee" to determine a logic and fairness path for bridge maintenance.*

### ***Signage Ordinance***

With the absence of Scott Hoisington this will carry over to the next meeting. He needs to add the Select Board comments from the Public Hearing held over a year ago.

### ***Chair Report:***

Contract Zoning fees: Tranten is sure that fees can be charged, which the Town lawyer believes not to be the case. He will ask the Select Board to request a second opinion.

Shed Taxation issue: Tranten has requested the Town Manager put this on the agenda for the next SB meeting.

### ***LD2003: Continue review of Town lawyer's comment***

Left over from previous meeting:

- Comment 37, p. 35: okay/Agree
- Comment 38, p.35: Tranten believes the set back was increased to 100 feet from 75 feet; Tranten will double check with CEO.

The PB continued the review of the Zoning Ordinance with Comment 39 on page 38

- Comment 39, p. 38: 2 off-street parking for three units: the PB believes there should be one space for every unit, assuming one bedroom.
- Comment 40, p. 38: Public meeting room. Not defined. Define it under definitions?\_Nothing in definitions. Ignore her comment.
- Comment 41, p. 41: Under "General Requirements": PB is not changing lot size, just allowing more density. Add ¶ 6 to say "In compliance with LD2003."
- Comment 42, p. 43: Leave it as it is
- Comment 43, p. 43: Use 4364B of Maine Statutes, not 4364A, which will be handled in subdivision ordinance
- Comment 44, p. 43: 4364A will be handled in subdivision ordinance. Accept her strikeout.
- Comment 45, p. 43: taken care of by Comment 43: to be handled in subdivision law.

Stopped here: Schedule a workshop on Tuesday, January 28, at 5:00. Not a public meeting.

Adjusting to member availability, the next meeting will by February 25 rather than the usual second Tuesday of the month.

*Sue Davis moved to adjourn, seconded by Babe Smith. The motion passed unanimously.*

Respectfully submitted,

Sue Davis, Secretary

WORKSHOP

- Comment 46, p. 43: agree with striking out reference to subdivision review; will be covered in subdivision ordinance.
- Comment 47, p. 43: agree with comment.
- Comment 48, p. 44: agree with comment.
- Comment 49, p. 44: agree with comment.
- Comment 50, p. 44: agree with comment.
- Comment 51, p. 45: disagree; such an important issue, that HOA covenants have higher authority, that this should stay even if it is redundant. Leave reference to HOA, do not strikeout.
- Comment 52, p. 45: ignore, can't find the reference.
- Comment 53, p. 45: it is 60 days, not 30, re short-term rental
- Comment 54, p. 45: subdividing—prefer to say ‘separating,’ to avoid subdivision implication—an ADU from its lot is prohibited, depending on lot size. It has to stay under one ownership. (This raises questions about building ADUs on a bigger lot that might allow separating it from the primary dwelling, assuming septic and water were sufficient, after 5 or more years. ADUs only require a CEO permit; building 3 or more units on a bigger lot requires PB approval because it becomes a subdivision. Is this a gray area? Does it allow someone to bypass a subdivision review by the PB?)
- Comment 55, p. 46: ADU habitable space is already handled in definitions under “Dwellings.”
- Comment 56, p.47: Add same language already discussing HOA covenants in paragraph 5, top of page 45: “It’s noted that a properly registered mandatory HOA (Home Owner’s Association) can prohibit the building of ADUs through restrictive covenants.”
- Comment 57, p. 48: Strike ¶ 4 which is being moved to section on ADUs.
- Comment 58, p. 52: Asked about why 1950: because of lot sizes and coverage. Leave.
- Comment 59, p.57: Strike last sentence in ¶ A, Section 7 Site Plan Review.
- Comment 60, p.62: She questioned PB’s ability to determine that a Public Hearing is or is not necessary, called it arbitrary: it is not, PBs often do this; keep it.
- Comment 61, p. 68: Change “Deny the development” to “Recommend approval or denial to the Select Board.”
- Comment 62, p. 73: Agreed, we’re going to say it matches section 8.
- Comment 63, p. 74: Comment said “Please let me know if help is needed.” PB agreed it needed help, “Please help!”