

Kingfield Selectmen Meeting Minutes
Monday, May 5th, 2025; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Wade Browne, Chris Rushton, Morgan Dunham, Hunter Lander, Kim Jordan

Municipal Staff: Leanna Targett (Town Manager), Travis Targett (Wastewater Superintendent)

Public: Jeff Maget, Henry Williams, Dennis Burnell, Lynn Burnell, Emily Hastings

Via Zoom:

Absent:

Chairman Browne calls the meeting to order.

The board reviews meeting minutes from April 21st, 2025. Selectman Rushton makes a motion to accept the minutes as written. Seconded by Chairman Browne. All in Favor

New Business:

Chairman Browne recognizes Emily Hastings from Main-Land Development Consultants, Inc to discuss Lander Bridge/Culvert. Main-Land Development Consultants, Inc. is assisting the Town of Kingfield with permitting and design of their stream crossing of an unnamed stream and West Kingfield Road. Stream characteristics upstream are mountainous but slows into a windy slow moving stream about 500' upstream of the crossing. Stream characteristics downstream are similar as the stream travels through a field. Main-Land measured stream bankfull width to be an average of 11' 9". The existing structure is a 12' round corrugated metal pipe.

Due to the slow-moving nature, a beaver dam was built approximately 50' upstream of the crossing, causing unnatural sediment deposition followed by a scour pocket just after the dam, as shown on the profiles. The dam will be removed during construction. The Town will work with IF&W to remove the beavers prior to demolition of the dam.

The proposed replacement structure is a 15' span x 12' high x 46' long precast concrete box culvert with segmental gravity block wingwalls. The bottom 25 percent of the box culvert will be filled with substrate (36" deep) to mimic a natural stream channel with built up banks through the structure. A box culvert was selected due to capacity and constructability. The crossing installed will have to be 2- phased (maintaining one lane of traffic) as it is a dead end road. The concrete box will allow half the road to remain open at a time while being installed in sections.

Measures will be taken to minimize the impact of this project. Designing the concrete box with erosion control methods will reduce the amount of impact that occurs during excavation and construction. Where practical, slopes were designed at 2:1 rather than 3:1 to reduce grading impacts. In addition to grading, wing walls were incorporated into the design to lessen surrounding impacts and decrease the overall culvert length. Lastly, the work will be performed during the in-stream work window of July 15th to October 1st. Following further discussions on the project and necessary finances to complete the board agrees to have Emily finish her drawings and for TM, Targett to look into grant funding.

Old Business:

Chairman Browne moves into the first item of old business which is to discuss any changes for budget following budget committee recommendations. TM, Targett explains that she is not aware of any changes that the board may wish to discuss other than those within the warrant which will

be discussed under new business. She likes to have this on the agenda each year following budget meetings in case something needed further discussion.

The board moves into the next item of research on Island Road. TM, Targett explains that she has completed some research dating back to 1917 about Island Road. She says, I just discovered today that this research was never attached to the email in preparation of tonight's meeting and suggests that the board table until the next meeting. Chairman Browne asks for a summarized version. TM, Targett says in 1917 following a petition from MDP Thompson (now Douglas Rhein property) the town laid out a town way from Maple Street across SJ Williamsons (now Michelle Lucey's) property as 145 feet more or less to the property line of MDP Thompson. She says, I have performed research from 1851 to 2024 and determined that in 1917 the town built a road that crosses (or almost crosses) what is now known as Michelle Lucey's property. It does not go to the hydrant! We are responsible for 145 feet more or less. I have also found case law that speaks to adverse possession to land beyond a true line. I feel comfortable that our required maintenance of Island Road is the first 145 feet and no more.

New Business:

Board reviews the 2025 Town Meeting Warrant. TM, Targett states that the public works warrant articles would be the ones that require further discussion. She explains that she has rearranged the articles so that the ones involving TIF would be prior to the taxation article for public works in which the budget committee has recommended less. She explains that she has drafted the article as a capped article with the recommendations of the board and budget committee. If the board does not agree to this then she has an option two to consider where the three articles are lumped together. She has also drafted capped articles in which an amount not to exceed a specified amount have been written for Kingfield Pops, Maine's Northwestern Mountains, and United Methodist Economic Ministry due to variation of recommendations between the selectboard and the budget committee. The board reviews the warrant. Chairman Browne makes a motion to accept the first option presented by TM, Targett for public works and approves the rest as presented. Seconded by Selectman Lander. All in Favor.

Discuss modifications to the budget committee ordinance. TM, Targett says we have mentioned this in the past a few times but have done nothing. We need to make modifications to the budget committee ordinance such as the make-up of – determining if we truly need 15 members now that we operate with a five-member selectboard, adding some additional ground rules (as Kim mentioned) reasoning for abstaining, changing the language for missed meetings, etc. We have updated most ordinances in the past 5-10 years with the exception of this one that was accepted in 1992 - 33 years ago. My quick research shows that the majority of towns have 7-member budget committees that are appointed for three years (a few have 1-2 alternate members). We have 15 for five years. TM, Targett says I am willing to draft a new ordinance to be discussed and considered! The board agrees this is a good idea. With the present workload it would be tabled until after the annual town meeting.

Town Manager Updates/Discussion: TM, Targett says she has been contacted by Sacha Gillespie who is stepping down from the comp plan committee. Absentee ballots for officers will be available Wednesday May 7th. TM Targett says while I was researching Island Road I was surprised to find an article written on the corn crib in 1993. During that town meeting the corn crib was gifted to the Historical Society – with arrangements for moving it being the historical society's responsibility. TM, Targett says perhaps we should reach out to the historical society on this to

inquire on their intentions. TM, Targett says she wants to correct a statement she had made at the budget meeting as she believes she provided a lower figure, however the combined sales ratio this year is 78%.

TM, Targett asks the board if there is a need to meet June 2nd as it has been discussed in the past that the timing of this meeting coinciding with the town meeting does not make sense. Chairman Browne makes a motion not to hold a meeting June 2nd. Seconded by Selectman Lander. All in Favor.

TM, Targett says before the board is a survey that has been drafted by the comp plan committee with help from AVCOG. The selectboard needs to make some decisions such as how to handle/distribute. Meaning paper copies or electronic. TM, Targett says there is concern that this could be swayed by a special interest group. The board agrees that electronic would be a better way to go with some fillable forms at the town office for those that do not use a computer. The next question is who is allowed to participate in the survey, Kingfield only or anyone. TM, Targett explains that if people answer question one then the results could be separated into residents and non-residents. Board discusses if there is a way to form questions specific to Kingfield residents vs non-residents. TM, Targett says she will follow up with Erica at AVCOG on this. TM, Targett asks the board for their opinions on questions 18, 21 and 22. The board approves removing all three. The board suggests removing 19, 20, 21, 22, 23 and 24. Following further discussion TM, Targett suggests the board have a meeting with Erica to better understand some of these survey questions.

TM, Targett says lastly she wanted to provide the board with some numbers that she compiled recently. These numbers were more for her own knowledge than anything else. She said a statement was made a few months ago that 46% of the homes in town were owned by non-residents which was quite alarming. TM, Targett said I have counted 1056 parcels. 40% of which are residential homes, 26% non-residential, 25% raw land and 10% businesses. TM, Targett says I happened to read the verbiage in the current comp plan's housing section which read "In 2000, the Census reported 659 total housing units, 495 year-round and 164 seasonal or second. It goes on to say based on the forecast that year-round population will be in the 1,100 to 1,200 range there will be a demand for 40 additional housing units over the planning period. Should the local or regional economies change significantly, the demand for additional housing units will also change." TM Targett says our population has not increased to 1100 or 1200 instead it has decreased to 996 and our total housing count is 695 which means that we have added 66 additional housing units. TM, Targett says just some something to consider.

Selectmen Discussion: Selectman Dunham reminds the board of the public hearing for the Transfer Station on May 15th. Selectman Jordan thanks those individuals who assisted with the route 27 clean-up efforts.

Public Comment: None

Selectman Dunham makes a motion to enter into Executive Session pursuant to 1 M.R.S.A. 405(6)F Confidential records - to provide direction for Town Manager. Seconded by Selectman Lander. All in Favor. There are no motions following the executive session.

Selectman Lander makes a motion to adjourn. Seconded by Selectman Dunham. All in Favor.