

**Kingfield Planning Board
Meeting Minutes**

Date: Tuesday, April 8, 2025
Location: Webster Hall
Time: 6:00-7:30
Topic: Pleasant River Partners, LD2003, Jordan Ventures
Board present: R. Hawkes, Scott Hoisington, S. Davis, Babe Smith, C. Tranten, M. Wahl
Board Absent: J. Clukey,
Others: Stephen Gould, David Clock, Greg Wilfert, Judi Hawkes, Bill Swain, Jeff Maget, Seth Kearns
Zoom: Chris Brochu, Daniel ?

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

Chair Clay Tranten called the April 8, 2025, Planning Board meeting in Webster Hall, Kingfield, to order at 6:00 pm and declared that there was a quorum.

- *Richard Hawkes moved to accept the agenda with the addition of Eagle Ridge Phase 3, seconded by Scott Hoisington. The motion passed unanimously.*
- *Scott Hoisington moved acceptance of the minutes of March 11, 2025, seconded by Richard Hawkes. The motion passed unanimously. A mistake was later discovered, page 2 under Jordan Ventures: the name of the project is Kingfield Housing III; Jordan Ventures is the owner.*

CEO Report: Ben Hitchcock

No report. No activity.

Pleasant River Partners (Brochu)

Letter to Brochu's: Scott Hoisington moved to accept chair Clay Tranten's letter to Chris Brochu requesting their report on plans for the bridge based on the bridge studies seconded by Mark Wahl. The motion passed unanimously.

Chris Brochu was present to fulfill the condition of his original subdivision approval to the Planning Board that he report the results of bridge and traffic studies required as a condition of approval of his original subdivision and his plan to execute the recommendations of those studies. He also submitted those plans in written form.

Discussion of the responsibility that 4 Ira Mt. Road Associations and individual property owners have in road and bridge maintenance, which all agreed was an Ira Mt. neighborhood owners and associations discussion, was not related to the purpose of Brochu's presentation to the Planning Board. The PB's interest was only what the owner's responsibility would be conducting and executing the recommendations of the current structural integrity bridge and traffic studies based on legal ownership of the roads and bridge.

Private bridge studies recommend that when lots using the bridge for access reaches 115 and/or 87 homes, additional actions are recommended. The latest bridge structural integrity and traffic studies outline these recommendations. Additionally, residents have contacted Maine DOT for input about MDOT's responsibility for Rt. 27. MDOT notes that their decisions are based on accident data.

In 2003 there were 63 lots and 20 homes with 14 new lots approved. In 2021, when there were 87 lots with an unspecified number developed and 15 new lots proposed, the planning board included conditions on the approved subdivision plan regarding future bridge and traffic studies.

On 3/1/25 there were 111 lots and 64 homes with an additional 4 lots proposed. The approval of these 4 additional lots requested by Pleasant River Partners brings the number of lots to 115 noted in the latest traffic study which triggered many recommendations to ensure the integrity of the bridge and safety of vehicular traffic. These included the possibility of expanding the current bridge to a two-lane bridge, turning lanes on Route 27, additional signage, flashing lights, cutting trees along Route 27 for added visibility, etc. It was stressed that these were recommendations to be considered, not requirements.

The PB's interest and responsibility is the safety of its citizens, the primary interest in the safety of the bridge.

Separately, Greg Wilfert mentioned the fire pond: power and a working well pump as well as a written easement for emergency vehicle and personnel access were not yet complete, which was also a condition of the 15-lot expansion in 2021. This is essential for fire suppression and safety. Brochu states he was not aware it hadn't been completed. He asked Wilfert to send him the prior correspondence and information and he will ensure it is completed.

Sue Davis moved to accept Chris's report to the Planning Board as stated on the conditions of approval of the original 2019 subdivision with the changes discussed and agreed upon at the meeting including striking the reference to the four subdivisions and replacing it with owner responsibility to report future findings, recommendations and plans to implement those recommendations to the Planning Board. He further agreed to continue bridge studies as well as continuing traffic studies only if the number of houses, requiring the bridge for access, reach 87 at the time of the next scheduled traffic study date, and eliminating his prior offer to put \$2,500 per lot into a bridge fund. This was seconded by Scott Hoisington. The motion passed unanimously of all present.

Richard Hawkes moved that at next due date, believed to be 2028, the owner of the bridge will conduct a bridge structural integrity study and continue to conduct them at regular 5-year increments or based on recommendations made at each new study. The owner will also conduct a traffic study if the number of homes reaches 87 that use the bridge for access to their property at the time the traffic study is due, also believed to be 2028. If there are not 87 homes requiring access at that time, the Brochus will not conduct the bridge study in 2028 and will no longer fund future traffic studies. The motion was seconded by Scott Hoisington. Approved unanimously by all present.

Mark Wahl moves to accept the conditional approval of the 4 lots with the modified language to say that if Ira Mt. area (bridge users) hasn't met an 87 homes limit by the time of the bridge study, then the traffic study will be discontinued. Scott Hoisington seconded the motion, which passed unanimously of all present.

Brochu also offered to move his ownership responsibility up to the next 5-year due date for a bridge traffic study, that if there are not 87 homes by 2033, there will be no need for a traffic study if Brochu is the owner of the bridge.

Hawkes will send the edited condition language to Steve Gould for approval. Gould will then come to the next PB meeting with the mylar drawings for final approval.

The PB will work directly with the owner and the owner will deal with the associations.

Hawkes has an action to revise the 2nd piece of the condition that talks of a traffic study not being required if there are not 87 homes by the next time a study is due in 2028.

The question was asked for clarification if the 4 new lots would officially be in the Ira Mt. Association. Brochu answered “yes”, Lot 25 is currently part of the subdivision and Association and so would the 4 lots.

LD2003

Town Manager Leanna Targett’s response: The Town lawyer has not gotten back to her yet. TM plans to have the Town zoning ordinance with LD2003 additions included, then the PB can set a public hearing date. The LD2003 language is scheduled to be in the warrant for the Town Meeting. Tranten suggested the PB might meet again between now and the next meeting with the possibility of scheduling a public hearing at the May 13 meeting.

Jordan Ventures G1/G2: Clay Tranten reported that this has been sent to Jordan’s lawyer. They have changed the ownership to Jordan Ventures and the name of the project to Kingfield Housing 3.

Richard Hawkes stated that G1/G2 with Exhibit A has been submitted by Jordan Ventures and is complete and ready for Select Board and town attorney review and approval. Clay Tranten has the action to bring it to the Select Board. Once approved, Jordan Ventures will register the document with the registry of deeds.

Eagle Ridge Phase 3: Stephen Gould presented mylar pages showing 3-5 preliminary additional lots in Phase III of the Eagle Ridge subdivision, in the south and north areas. Gould/Wahl would like to get going on this as the market develops. Site plan review is only done on the original subdivision, so the PB will not need to schedule one.

PB needs final plans to review.

Next Meeting: May 13, 2025

Scott Hoisington moved to adjourn the meeting, seconded by Babe Smith. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary