

**Kingfield Planning Board
Draft Meeting Minutes**

Date: Tuesday, March 11, 2025
Location: Webster Hall
Time: 6:00-7:00
Topic: Pleasant River Partners, LD2003, Jordan Ventures
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 March 11, 2025, Planning Board meeting to order at 6:00pm and declared that there was a quorum

- *Scott Hoisington moved to accept the agenda, seconded by Richard Hawkes. The motion passed unanimously.*
- *Babe Smith moved acceptance of the minutes of February 25, 2025, seconded by Mark Wahl. The motion passed unanimously. Strike CEO report.*

CEO Report: Ben Hitchcock

Nothing to report. No applications at all.

Conditions of Approval of Subdivision for “IRA Mountain Prospectives” Phase III Revision 6 – Lot 25, 4 lot subdivision, owners Pleasant River Partners, LLC

Richard Hawkes updated the language and read the revision:

Upon the sale, transfer or real estate action of the 4 newly created lots within this subdivision, this developer will complete a traffic study on traffic entering and existing the bridge onto Route 27. In addition, this developer will also complete a bridge study of traffic mobility or access east of the bridge, that includes the structural integrity of the bridge. The results and recommendations of these studies and this developer’s plan for incorporation of such recommendations will be presented to the Planning Board for approval.

The Planning Board shall put similar or shared requirements on the developer or other developers of land on the east side of the Carrabassett River (across the bridge from Route 27), including IRA Mountain, that are required to come to the Planning Board for Site Plan Review or Subdivision approval. The size of the development and cumulative total of house lots and/or business related to increase traffic patterns will be a primary factor for this requirement.

After the Spring 2024 rain event, they did another inspection. A condition was a 15-lot subdivision. “Sale, transfer or real estate action” was the language used, possibly from the Town’s lawyer. Speaking for Pleasant River Partners, Stephen Gould pointed out that several of the lots have been absorbed by abutters. Mark Wahl pointed out that such action doesn’t automatically reduce the size of the subdivision; if there is sufficient acreage, the developer can replace the lost lot with another lot up to the limit of the permitted subdivision. Road frontage, 200 ft. per lot, is the limiting factor on Ira Mt.

Mark Wahl moved to accept the application as complete with the addition of that language, seconded by Jared Clukey. Unanimous.

The next question is back to a letter from the PB chair to the Brochus per the motion at the last meeting:

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.

Tranten needed the number of lots before he could write the letter. Hawkes noted that the PB's responsibility is the safety of the people living on the other side of the river across the bridge. Wahl questioned the frequency of bridge studies and inspections. There was also discussion about the Brochu trust vs. Pleasant River Partners, each of which includes Brochu family members but are different legal entities.

Davis thought that the number of houses/buildings should determine the need for a bridge study, that sold lots do not precipitate traffic until they are built, with which Wahl agreed.

On the letter Tranten is going to ask PRP to report on the bridge stud(ies). The PB's responsibility is to ask what they plan to do based on the study. The 23019 bridge study recommended a study be done every 5 years because of the wastage revealed.

LD2003 in Ordinance

Lawyer is still reviewing the changes the PB has made. It will be back to the PB at its next meeting so that the PB can schedule a public hearing.

Jordan Ventures

There is no news from Kim Jordan about G1 and G2. The Jordans have renamed Kingfield Housing 3 Jordan Ventures. Tranten will talk to Jordan to see that the lawyers speak to each other. Tranten will check with both Jordan and TM about this.

Next Meeting: Tuesday, April 8, 2025.

Tranten notified the PB that the TM would send a short copy of the subdivision ordinance to the PB to review for next meeting.

Jared Clukey moved to adjourn the meeting, seconded by Mark Wahl. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary