

**Kingfield Planning Board
Meeting Minutes**

Date: Tuesday, May 13, 2025
Location: Webster Hall
Time: 6:00-7:30
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, Jeff Maget

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

Chair Clay Tranten called the May 13, 2025, Planning Board meeting in Webster Hall, Kingfield, to order at 6:00 pm and declared that there was a quorum.

- *Jared Clukey moved to accept the agenda, seconded by Mark Wahl. The motion passed unanimously.*
- *Scott moved acceptance of the minutes of April 8, 2025, seconded by Mark Wahl. The motion passed unanimously.*

CEO Report: Ben Hitchcock

Code Enforcement Officer Ben Hitchcock reported that he had nothing major to report, just some small garages.

Although the Planning Board has nothing to act on at this time, the possibility of Bowdoin College Outing Club having a site on the east side of the river at Ira Mt. was discussed. According to newspaper reports, a property with a structure on the site had been donated to the BCOC as a possible base from which to recreate in the area, from skiing, canoeing and hiking to mt. biking, etc. However, the site has no water, sewer or privy. There was an unconfirmed report that a bus or buses of students had used the property last winter.

Hitchcock reported that c. 14 months ago, someone had submitted an application with a design for a bulk privy but nothing happened with the application: no fee was paid and nothing had been constructed that would have required inspection and approval. Hawkes asked if shoreland zoning would prevent a privy; Hitchcock said no as long as it is 100 feet from water. No action could be taken at this point because there was no action on BCOC's part.

Richard Hawkes, himself a resident on Ira Mt., suggested the PB should be ready. Members of the east side of the river at Ira Mt. neighborhood were concerned, had communicated among themselves and had at least one neighborhood meeting on the subject. Hitchcock explained they could tent there but that as a nonprofit it could not be considered a campground, that BCOC would have to come to the PB for approval and a site plan review.

There was also mention that nothing more was going to happen immediately because BCOC needed to do fundraising.

There was some discussion of ADUs. Hitchcock has not received any requests for one.

Pleasant River Partners (Brochu) Ira Mt. Perspectives phase 3 Revision 6

PRP's representative Steve Gould presented new maps for final approval. Richard Hawkes and Steve Gould developed the wording for the conditions of approval. The Brochus have agreed to

the wording. Bridge, traffic study responsibilities were outlined. Shared responsibilities with others on Ira were also outlined.

Sue Davis moved that we accept those conditions to be added, seconded by Jared Clukey. The motion passed unanimously.

Eagle Ridge Phase 3 29:30

Steve Gould, representing Mark Wahl's Eagle Ridge Phase 3 addition of lots on his Eagle Ridge Phase 3, passed out maps for review and approval. Wahl is seeking approval for non-contiguous lots 28, 29 and 30, the last he can do per DEP regulations until 2028.

Richard Hawkes moved approval of the additional lots, seconded by Jared Clukey. After discussion, the motion passed unanimously with Wahl abstaining.

Subdivision Ordinance

Homework: write up questions about the ordinance in preparation for PB discussion.

Signage

After extensive discussion, the PB identified four areas which need legal clarification:

- Lighted signs in the growth district: should not be there because Growth is both business and residential
- Care and maintenance of signs: banners at hair salon were not maintained
- Time limit for temporary signs; time limit of 30 days unless permitted, as with the Stanley Museum sign at the watering trough
- Obsolete signs

A motion to pass this along to the TM for legal review will come after final review at the next PB meeting.

Jordan Ventures G1/G2

Kim Jordan had not heard back from the lawyer therefore this has not gone to registry of deeds. The chair will send this to the TM for the SB and have their attorney look at it.

Next Meeting: June 10, 2025

Topics will include review of the 74-page zoning ordinance that includes elements of LD2003. PB members are asked to bring all comments and concerns with that ordinance and further discussion of the sign ordinance.

Mark Wahl moved to adjourn the meeting, seconded by Babe Smith. The motion passed unanimously.

Respectfully submitted, Sue Davis, Secretary