

**Kingfield Planning Board  
Draft Meeting Minutes**

Date: Tuesday, August 12, 2025  
Location: Webster Hall  
Time: 6:05-7:12  
Board present: Richard Hawkes, Scott Hoisington, Sue Davis, Babe Smith,  
Board absent: Jared Clukey, Mark Wahl, Clay Tranten  
Others: Ben Hitchcock, Jeff Maget, Bill Peska on zoom,

**Call to Order, board member attendance & voting quorum**

Vice Chair Richard Hawkes called the Tuesday, August 12, meeting of the Kingfield Planning Board to order at Webster Hall at 6:05. He noted that there was a quorum of 4 of the 7 members.

Hawkes asked if Jordan Ventures has filed its paperwork at the County Registry of Deeds. Babe Smith offered to check with the Jordans.

**Agenda approval**

*Babe Smith moved approval the agenda of the August 12 PB meeting, seconded by Scott Hoisington. The motion passed*

**Approval Minutes, attached: July 8, 2025**

*Babe Smith moved approval of the minutes of the July 8 PB meeting, seconded by Scott Hoisington after the attendance was corrected. The motion passed*

**CEO Report**

Code Enforcement Officer Ben Hitchcock noted that he had issued permits for a sign, a deck, a garage and a porch. One sign was at the Brick Castle. There was a question if the Nostalgia sign had come down [no]. There was no need for a permit for Hammond Lumber replacing the Jordan Lumber sign as there was no change in size, etc., which raised the question of whether we should require a permit when there was a change of lettering or change of ownership. Hitchcock noted that Hammond Lumber submitted for a permit.

**Eagle Ridge Subdivision**

No action

**Sign Ordinance**

Members went over the changes recommended by the lawyer. All agreed to send Hoisington their final change recommendations by Monday for him to forward to the Town Manager for lawyer review. They also asked the CEO to keep the sign spreadsheet up to date including pictures of each sign.

*Richard Hawkes moved to accept changes to date, Seconded by Babe Smith. The motion passed.*

**Subdivision Ordinance**

No action.

**LS2003 update**

The PB's final response went to the Town attorney. Hawkes will ask the TM where it stands

**Public Comment**

There was considerable concern for the recent construction of two houses on Rt 27 just before the Carrabassett Valley line. All expressed concern about them. Sue Davis noted that the Scenic Byway

designation should be reviewed to determine if there was anything there that could protect towns like Kingfield from such construction. Davis will send the AVCOG Scenic Byway information.

**Next Meeting: September 9, 2025**

*Babe Smith moved to adjourn the meeting at 7:10, seconded by Scott Hoisington. The motion passed unanimously,*

Respectfully submitted,

Sue Davis, Secretary