

Kingfield Planning Board Draft Minutes

Date: Tuesday, October 14, 2025
Location: Webster Hall
Time: 6:00-6:37
Board present: J. Clukey, R. Hawkes, S. Hoisington, S. Davis, C. Tranten, Mark Wahl
Board absent: B. Smith,
Other: Jeff Magget

Call meeting to Order, approval of agenda for 10/14/25 and minutes of 9/9/25 meeting

Board Chair Clay Tranten called the Tuesday, October 14, 2025, Kingfield Planning Board meeting to order at 6:00 pm and declared that there was a voting quorum with all in attendance except Babe Smith.

Jared Clukey moved approval of the agenda, seconded by Mark Wahl. The motion passed unanimously.

Scott Hoisington moved approval of the minutes of the September 9, 2025, meeting, seconded by Richard Hawkes. The motion passed unanimously.

CEO report

Tranten reported that the Code Enforcement Officer's car is in the shop so that he cannot attend. He has given out a permit for a 20x20 addition by the Quad Runners to the snowmobiler's sled shed, which fits everything in ordinance with regard to setbacks, etc. Tranten noted that because it's a municipal building, there is no need for the PB to be involved, that it needs Select Board approval.

Jordan build off Rt. 16

On their property at the top of Stanley Hill, Jordan has moved the Rt. 16 driveway and combined driveways with the neighbor, which has provided the proper visual distance of 144 feet in both directions for the eventual Jordan Stanley Hill subdivision and for the neighbor.

Sign Ordinance

Tranten is planning to go to the Oct. 20 Kingfield Select Board meeting to defend the PB changes to the lawyer's markup of the sign ordinance. He notes the PB recommended only one change about lighting.

Impact Fees

Richard Hawkes has created a draft of possible impact fees for future use. Many towns in the state have fees like this, which help fund infrastructure improvements, etc., to pass the cost along to people who cause the impact. Hawkes found 23 other towns that have such impact fees, though it's hard to find towns that are the size of Kingfield. Minot might be one.

Impact fees provide coverage of Town expenses for bigger projects. The Town would create a fee schedule based on the size of the project. Tranten will take this proposal to the Select Board before the PB puts more time into this. The only downside might be preventing a developer from coming into town. Fees are set by the SB. Tranten suggested that mention of fees should be included in the comprehensive plan. Davis noted that the Town has a committee working on the plan, that there is still time to have it included.

Rt. 27 Scenic Corridor

The Carrabassett Valley Zoning ordinance mentions the Rt. 27 Scenic corridor, requiring a 50' set back from the road's ROW. Kingfield's last comprehensive plan only has a few sentences about it, mentioning a 25' buffer beginning in the center of the road. Once again, Tranten will mention to the SB that we are looking at the impact of the Rt. 27 scenic corridor and recommend it be expanded in the comprehensive plan. Hawkes will also check out Eustis's zoning ordinance.

Public Comment: none

Next Meeting: November 18, 2025, rather than the second Tuesday, which is Veteran's Day holiday.

Jared Clukey moved the meeting be adjourned, seconded by Richard Hawkes. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary.