

**Kingfield Selectmen Meeting Minutes**  
**Monday, December 1, 2025; 6:00 PM Webster Hall 38 School Street**

**Attendance**

**Municipal Officers:** Hunter Lander, Wade Browne, Kim Jordan

**Municipal Staff:** Leanna Targett (Town Manager), Travis Targett (Wastewater Superintendent)

**Public:** John Goldfrank, Claudia Diller, Susan Davis, Jeff Maget Steve Yates, Richard Hawkes, Mike Kankainen, Mark Green, Jennifer McCoy (& friend), Karyn Varney, Lindsay Currier, Neal Tranten, Chris Ketchopolus, Tom Hildreth, Ryan Reed, and Diane Christen

**Via Zoom:** Kathleen Houston

**Absent:** Chris Rushton, Morgan Dunham

Chairman Lander calls the meeting to order.

The board reviews meeting minutes from November 17, 2025. Selectman Browne makes a motion to accept the minutes as written. Seconded by Selectmen Jordan. All in Favor.

**Old Business:** None

**New Business:**

Chairman Lander recognizes Mark Green to provide an update for Western Maine Mountain Housing. Mark states that Kingfield is still part of the housing group and although it has been 10 months looking for property they have secured 20 acres for \$10.00 for workforce housing. Acorn Engineering from Kingfield will help. Right now, we are planning on two phases, 12 units with the last phase possibly being single family homes. We are looking for input. We are working with the town and comp plan committee to be zoned as planned development to allow 40 acres, but it still needs to go to town meeting. In doing this we do not need to do contract zoning. There is a remote chance for this to start in 2026.

For Phase One \$500,000.00 is needed, Phase Two could be 3.5 million. Mark says that Tom Hildreth has been highly active as the Treasurer, there are a dozen people on board with little to no turnover. Mark says we would love to have someone from Kingfield. Selectman Browne asks what Marks thoughts are on changing ordinances. Mark says that he wishes they did not have to, but the comp plan already started making changes as planned development. Mark says that the average housing price is \$600,000.00 in Carrabassett. The town really wants what the people want. Mark says we are really trying to build what we need. If we raise the money ourselves there is no income limit. No, we wait for this to go to town meeting in March.

Chairman Lander says the next Item of discussion is with Karyn Varney of Kingfield Quad Runners ATV Club to discuss addition to sled shed. Karyn asks if the board will support their request to put an addition on the sled shed. Karyn says we are looking at a 20 x 20 for equipment and storage. Karyn says the ATV club is growing and we need some room. Selectman Browne asks if there is room. Karyn says she believes there is. Selectman Jordan states that the club has been doing a lot in the community and supports this request. Following further discussion, the board supports the request and asks that Karyn circle back around to the board after they have talked with the Snowmobile Club, Code Enforcement or the Planning Board if needed.

Selectman Browne is recognized to begin a discussion on music pavilion. Selectman Browne says he has been toying with this concept for a while now and wanted to begin discussions. This would be a pavilion behind the coffee shop and valley gas. It would be a good use for concerts, the pops, other functions and would bring economic development. Selectman Browne says we could use TIF funds to build and the maintenance costs could be covered by charging a cost to organizations like the pops. Selectman Browne says the current field ordinance does not allow it so it would need to go before the people for a vote. Selectman Browne says with the contour of the land I think it would be a perfect spot. Jeff Maget asks if that area would be needed for sewer beds. John Goldfrank says back when there were three selectmen it was purchased by the town to protect the wastewater district from expanding, it was said there would be no development other than wastewater. People need to read the ordinance, the comp plan talks about growth being north of town, John says I would hate to be on that committee if the selectmen do not support what they are putting in the plan. John says Kingfield was named Kings Fields for a reason.

Selectman Browne says that is why this would go to the whole town for acceptance, not just one or two people. Lindsay Currier asks if there are other locations and asks where the parking would be. Selectman Browne says that it would not be permanent parking therefore it could possibly be near the venue in the fields or across the road at the caretaker garage.

Claudia Diller states that Pops does not make a lot of money and suggest the Town look at the Jordan piece next to the Dollar General. Claudia says you should think about a community building for plays, music, weddings, to have a kitchen where functions are held, inside and outside venues. Claudia says look at what a community building could bring. If it were a nice venue it would be used a lot. Have a stage for arts. Selectman Browne says Claudia you should propose it. Diane Christen says we should do stuff we need in this community and we need a community center. Following further conversation, it is agreed that it would be considered an arts center and not a community center in the hopes that TIF would pay for it. Claudia is told to create something and to bring it back to the board for discussion.

Next item is to discuss the discontinuation of sewer bed located at 368 Main Street. TM Targett states that the only information she is able to find on the discontinuation of a sewer bed is written within the statutes of discontinuing roads which would require a public hearing and town meeting vote. She would be willing to contact the town attorney for her opinion however with budget being cut there are no planned funds for this. Her suggestion would be to contact Hammond Lumber and ask if they are willing to pay the fees. TM Targett says that leads into part two, if a town meeting is required and from what she understands Hammond does not want to wait that long then it is her opinion that the board could hold a special town meeting for that purpose only and require that Hammond pay for it. Board agrees that the plan to move forward is to get something in writing from Hammond that they are willing to pay for the attorney/town meeting prior to proceeding.

### **Town Manager Updates/Discussion:**

TM, Targett states that she has reviewed three proposals from realtors to list town foreclosed property. She received four however one was after the deadline. Board reviews the proposals and summary provided. Selectman Browne asks what the town manager's opinion is. TM Targett suggest the board consider going with a local agency. Selectman Browne makes a motion to accept the proposal from CSM Real Estate. Seconded by Selectman Jordan. Motion passes 2 to 1 opposed.

**Selectmen Discussion:**

Selectman Browne requests that TM Targett look into the company that performs the cement spraying lining of culverts for West Kingfield Road.

**Public Comment/Other (not for new business):**

None

Selectman Browne makes a motion to adjourn meeting. Seconded by Selectman Jordan. All in Favor.

*\*The minutes provided above are a summary. The Town meets record management requirements and retention schedules by maintaining permanent records of electronic recordings of meetings to satisfy the requirements of §403-A. Minutes by Leanna Targett.*