

Kingfield Planning Board Draft Minutes

Date: Monday, January 26, 2026
Location: Webster Hall
Time: 6:00-6:55

Board present: Clay Tranten, Richard Hawkes, Scott Hoisington, Sue Davis, Babe Smith,

Board absent: Jared Clukey, Mark Wahl

Other: Jason Furbush (Hammond), Gregory Trank, Polly MacMichael, Rob MacMichael, Judi Hawkes

Agenda

Chair Clay Tranten called the Monday, January 26, 2026, Kingfield Planning Board meeting to order at 6:00 pm. He noted two members were absent but that there was a quorum.

Agenda approval:

Richard Hawkes moved approval of the agenda, seconded by Babe Smith. The motion passed unanimously

Minutes approval:

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

CEO report:

Chair Tranten reported for Ben Hitchcock, who was absent due to weather, that the Select Board had approved the construction of a 20x20 addition to the Sled Shed. Because it was on Kingfield property, it needed Select Board approval, which it received. The action was then confirmed by the PB:

Richard Hawkes moved to approve the action, seconded by Babe Smith. The motion passed unanimously.

Election of Officers: Clay Tranten submitted his resignation as Chair and board member after some 25 years on the Board.

Sue Davis nominated current sub-chair Richard Hawkes to be the new chair, seconded by Babe Smith. Hawkes accepted the position. The motion passed unanimously.

Sue Davis nominated Scott Hoisington to take the sub-chair position, seconded by Richard Hawkes. Hoisington accepted the position. The motion passed unanimously.

Secretary position remains with Sue Davis, thus not requiring an election.

As a point of information, Tranten reported that Rob Newhouse, Taylor Jordan, and one other have expressed interest in being on the PB. [*Sue Davis notes that the position for two alternates are recommended for the PB.*]

Hammond Lumber expansion

Three issues will complete the Hammond application:

- 1) Septic field easement: the easement was successfully vacated at a special Town Meeting January 20 to allow Hammond to proceed with excavation, etc., for their new retail store.
- 2) Parking: evaluation for requested variance: Haley Ward, contract engineer for Hammond Lumber, submitted a memo to demonstrate that the existing and proposed quantity of parking spaces will adequately serve both customers and employees at the proposed new site. PB members accepted the report and confirmed the waiver.
- 3) Signage: The Code Enforcement Officer will permit the appropriate signage for the site.

Rt. 27 Scenic Byway: Compare CV management

A Kingfield comparison with Carrabassett Valley doesn't work well because CV doesn't have a village area. Otherwise, CV's setbacks to accommodate for the scenic byway range from 25' to 100' depending on the square footage of the building. This gets complicated when accommodating for LD 2003 legislation allowing accessory dwelling units (ADUs).

There was enough confusion about any possible impact of the scenic byway and what and if the comprehensive plan includes something about it that PB members decided it needed a workshop to see how best to incorporate it into Kingfield ordinances. It was also pointed out that the PB needed to present the question to the Town Manager and SB to ascertain their interest in PB pursuit of the question.

It was then noted that there is still no hearing scheduled to present the PB's recommendations for incorporating LD 2003 into the Town ordinance. After PB work on the ordinance over the last three years, it was forwarded to the Town lawyer, who took issue with some PB recommendations. The PB responded, differing on certain points, which Chair Tranten was scheduled to advocate with the SB. That meeting never happened because of scheduling conflicts, so the issue is still in limbo.

New Chair Hawkes will speak to the TM about bringing this to a conclusion and scheduling a hearing in order to move this forward so that it might appear on the annual June Town Meeting warrant.

Change of Use for small engine repair

Gregory Trank requested a change of use on Winter Hill Road to turn the garage on his property into a small engine repair shop. Hawkes asked about noise and suggested a curfew.

Babe Smith moved to approve the application for a change of use with set hours of 7am to 7pm, seconded by Scott Hoisington. The motion passed unanimously.

Rolling Fatties

A neighbor called the CEO about permits for MacMichael's restaurant. All issues were properly addressed in 2016 at the time of its approval. Everything fit the ordinance at the time and subsequently with an expansion. As it appears to be a neighbor-to-neighbor issue, there is no need for PB action.

Public comment:

Polly MacMichael asked if there was any information about the south building of the Keenan property for a change of use during Keenan's ownership. The Fire Marshall is asking them for a change of use. They bought it as is; there has been no change and they plan no change. The PB has no need to review it. The MacMichael's were recommended to talk with the CEO.

The next meeting will be Tuesday February 10.

Babe Smith moved the meeting be adjourned, seconded by Richard Hawkes. The motion passed unanimously.

Respectfully submitted,

Sue Davis, Secretary.