

Kingfield Planning Board Draft Minutes

Date: Tuesday, May 12, 2026
Location: Webster Hall
Time: 6:00-6:45
Topic(s): Tufts Pond Rd permit
Board present: Jared Clukey, Sue Davis, Richard Hawkes, Taylor Jordan, Rob Woodhouse
Board absent: Scott Hoisington, Babe Smith
Other: Barbara & Tom Wiencek, Jeffrey Maget, Chris Rushton
Zoom: Christian Johnson, Ben Hitchcock, Ashton LeCraw

Agenda

Chair Richard Hawkes called the Tuesday, May 12, 2026, Kingfield Planning Board meeting to order at 6:00 pm. He noted that there was a quorum.

Jared Clukey moved approval of the agenda for the May 12, 2026, meeting, seconded by Richard. The motion passed unanimously.

Jared moved approval of the minutes of the April 14, 2026, planning board meeting, seconded by Rob Woodhouse. The motion passed unanimously.

Tufts Pond Rd.

Christian Johnson of Woodhull Architects, representing property owners Alexander Clarke and Sophie Halpin, requests the expansion and relocation of an existing non-conforming structure that is 13' 6" from Curtis Brook tributary stream.

The building is 487 sf per survey w/ Colliers Engineering. In addition to violating the 75' shoreland zoning setback it also violates the 40 ft setback from Tufts Pond Road. Woodhull is proposing shifting the building c. 6.5 feet south to fully conform to the set back from the road, also avoiding the existing two story barn.

Currently without a septic system, Woodhull has designed a septic to the south, capping and sealing two wells in the area. Not a leach field system, it will have a tank and the required components of the tank system and sufficiently away from the stream to cause no issue.

Jared Clukey moved to approve the permit recognizing the shoreland zoning noncompliance of the grandfathered structure, seconded by Taylor Jordan Lee. The motion passed unanimously.

PB SCHEDULE

Hawkes outlined the work before the PB leading up to possible voting in November. The Board has worked on updating its zoning ordinance to comply with recent ADU (Accessory Dwelling Unit) legislation and other issues and has done extensive work on a sign ordinance. In both cases the board is waiting for legal review, delayed because of lack of dedicated funds to pay the lawyer, which should be rectified at the June town meeting.

The PB will need to hold one or more public hearings and create the appropriate warrant article(s). Backtracking from November, much of this needs to be accomplished by September 1st at the latest. Hawkes is working to find the most recent version of the PB's work on the 70-page ordinance. The sign ordinance is currently a separate ordinance, which may be rolled into the regular ordinance, more work for the board.

Issues include buffers relative to the Rt. 27 Scenic Byway designation and changing language in the ordinance from 'suggested' or 'encouraged' to 'required,' giving the ordinance more enforceability. Hawkes has also expressed concern about the safety hazard of mud left on the highway from adjacent gravel mining. The board needs to review the table listing appropriate development by zone; does it want to allow hotels, motels, extraction, race tracks, research facilities, gas stations in Rural 1 or a growth district?

Rob Woodhouse asked about the history of the current zones, when, why and how they were established. One might ask how Ira Mountain was designated a growth district when it was limited by a single lane, private bridge and non-compliant roads. Hawkes noted that ROWs (rights of way) were originally listed to be 80' wide and are functionally 50'.

Comprehensive plans guide the creation of legal instruments; perhaps there are answers there. Kingfield is currently working on a revision suggesting this might be the time to have input to its recommendations. Taylor Lee has been on the comp. plan committee and noted that next steps include review and input from both the select board and planning board before going to a town vote for approval.

The two major items therefore are the primary zoning ordinance and the sign ordinance. Given the need for more meeting to meet the September deadline, Sue Davis stated her preference for shorter more frequent meetings than single long meetings. Noting that considerable work had been done on the signage ordinance and it was shorter versus the primary ordinance and its issues, Woodhouse asked which order we should take: get the shorter one out of the way or start with the bigger issue.

Davis then asked where the possible vote on the moratorium being petitioned by Ira Mountain residents fit into this plan to have it ready for voting in November. All agreed that was a separate issue.

At the next regular meeting, Hawkes proposed that we review the sign ordinance, what our issues are with the main ordinance and decide what will follow that. Woodhouse reported that he had used AI, in his case Grok, and it had redone the ordinance to include the ADU/LD2003 information very well.

Next Meeting Tuesday June 2, exclusively on Bowdoin. Davis noted that both sides of the question expressed strong concern that agreements be reached on the bridge and road issues first, before the application is approved. Tuesday June 16, 2026, the regular monthly meeting as the second Tuesday is primary voting day.

Jared Clukey moved to adjourn, seconded Richard Hawkes. The motion passed unanimously.

Respectfully submitted, Sue Davis, Secretary