

Kingfield Selectmen Meeting Minutes
Monday July 6, 2026; 6:00 PM Webster Hall 38 School Street

Attendance

Municipal Officers: Morgan Dunham, Kim Jordan, and Chris Rushton

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

Public: Marie Daigle, Taylor Lee, Quentin Blais, Rob Woodhouse, Diane Christen, Jeffrey Maget, Jane Daly, Michelle Beedy, Julie Swain and Bill Swain, Brent Surowiec, and Jamie Martin

Zoom: Dave Davol

Absent: Hunter Lander

Vice Chairman Dunham calls the meeting to order.

The first item of business is the Election of Officers – Selectman Rushton makes a motion for Selectman Dunham to be Chairman. Seconded by Selectman Jordan. All in Favor. Selectman Jordan makes a motion for Selectman Lander to be Vice Chairman. Seconded by Selectman Rushton. All in Favor.

Chairman Dunham asks for a motion to recess the Selectmen's meeting and enter into a public hearing to discuss the adoption of an ordinance entitled "Moratorium Ordinance Regarding Transient Recreational Developments" and the disconnection of a sewer easement from 372 Main Street. Selectman Jordan makes a motion to recess the selectmen meeting and to open a public hearing. Seconded by Selectman Rushton. All in Favor.

Chairman Dunham says to maintain order, we will begin with the Moratorium Ordinance. The Selectboard accepted a petition signed by 85 individuals to place an article before the municipal body to consider the acceptance of a moratorium ordinance regarding transient recreational developments. The Selectboard has no additional details to provide on the subject and therefore will open the floor for any public comment.

The board discussed concerns about the vague language in the petition, particularly the definition of "transient overnight recreational developments" which could potentially affect existing businesses like Airbnb's and campgrounds. They questioned if the moratorium would be retroactive, or only affect applications filed within 45 days of the effective date, and if existing operations might be grandfathered in.

TM, Targett reads from the ordinance: II. Definitions: The following definitions shall be used in the interpretation and construction of this Moratorium Ordinance: A. "Transient Overnight Recreational Developments" shall mean a form of organized camping and recreation involving accommodation and facilities similar to, but distinct from, those associated with a campground. She states that prior discussions at the board level were that transient accommodation was anything less than 30 days.

TM, Targett mentioned that the board cannot modify the petition's language as submitted and acknowledged the need for better clarification of the definition.

The board has concerns about a proposed moratorium ordinance that lacks specific language defining what it prohibits, making it difficult to enforce and potentially affecting legitimate local

businesses. TM, Targett explains that the moratorium is intended to give the town six months to revise zoning ordinances and the comprehensive plan. She noted that existing businesses may not be grandfathered in under the current language. TM Targett reminds the board that the public hearing is scheduled to gather input, though the ordinance will proceed to a vote as written without changes.

The implications of Bowdoin withdrawing their application for a campground project are discussed. TM, Targett explains that Bowdoin would need to resubmit a new application. There was speculation that Bowdoin might be looking for alternative properties, possibly due to concerns about the bridge condition, and that their withdrawal was likely a good faith gesture to allow the town time to prepare ordinances.

The board agrees that there are issues with the language in the proposed moratorium on transient overnight recreational developments, particularly regarding retroactive application and definitions. With the expressed concern about the ordinance's wording there were suggested alternative approaches, including using existing campground standards or commercial recreational facility definitions. TM, Targett also discussed the potential consequences if the ordinance is voted down next week, including the possible need for another moratorium petition and ongoing work on ordinances.

TM Targett notes that the ordinance that is required to be presented to the public has insufficient time to modify the current language due to the upcoming vote. She explained that while the ordinance was not created by the town, it would be challenging to make changes since it was submitted as-is. Leanna identified the need to clarify whether existing businesses would be grandfathered under the new rules and whether the 45-day provision would apply retroactively, requiring legal consultation for answers. Hearing no additional comments Chairman Dunham deems the first public hearing closed.

Chairman Dunham states that the second part of the public hearing is for a sewer easement disconnection. Hammond Lumber, known as S and B Kingfield, LLC , has purchased the property where the woodsmen were located and has requested a permanent sewer disconnect. The Board is in support of this request; however, because the easement was created by the municipal body in the 1980s, it must be officially rescinded by the municipal body. Is there any discussion or public comment regarding this sewer disconnection.

The board confirmed that while the physical disconnect has not yet been completed, the tanks and grease trap remain in place but will be removed during construction once the property owner receives permission for the work. Hearing no additional public comment Chairman Dunham deems the second public hearing closed and announces that the Selectmen's meeting is reopened.

Selectman Jordan makes a motion to accept the meeting minutes for May 18th, May 25th, and June 15th. Seconded by Selectman Rushton. All in Favor.

Old Business: None

New Business:

School Options committee to provide updates on withdrawal process. Selectman Jordan says that the School Board voted unanimously to accept the Kingfield Withdrawal Plan. She says that this has been an involved, difficult process. The plan has been sent to the state for review and may come back to the committee for revisions, then back to the state for final approval by the Commissioner of

Education. Throughout our negotiations our emphasis was on creating a fair plan that would provide Kingfield with necessary funds and materials to operate a school and would provide the district funds for Mount Abram to continue to thrive. There is still much to be done before bringing the plan to voters including public meetings.

Board reviews the MSAD #58 Warrant and Notice of Election. Selectman Jordan makes a motion to accept as presented. Seconded by Selectman Rushton. All in Favor.

Board reviews the Franklin County Unorganized Territory agreements for solid waste and fire protection. Selectman Jordan makes a motion to accept as presented. Seconded by Selectman Rushton. All in Favor.

Board reviews the sewer commitment covering July 1, 2026, to September 30, 2026. Selectman Rushton makes a motion to accept as presented. Seconded by Selectman Jordan. All in Favor.

Board reviews the Town Manager list of appointments of all necessary officials and board members.

Board reviews the additional appointments for Town Manager. Selectman Rushton makes a motion to accept as presented. Seconded by Selectman Jordan. All in Favor.

Town Manager Updates/Discussion: TM Targett states that she has no items for discussion. Selectman Jordan asks what the progress is on the benches. TM, Targett states that she is looking at installing benches in town rights-of-way, noting that DOT requires cemented-down installations with liability waivers and she is exploring options. Selectman Jordan mentions that their cement trucks may be able to help with this.

Selectmen Discussion: Selectman Rushton notes that he is appreciative of the traffic counters that have been placed on Route 27. Selectman Jordan notes that Kingfield Days is coming up and this year there will be fireworks. Selectman Rushton thanks Jim Boyce for his efforts with the town's basketball court. Chairman Dunham says this is her last year as Selectmen and there are a few things she would like to discuss. The first item is the survey response to an arts center in which she would like the board to consider purchasing John Winters house or the Baptist church as they both have a lot to offer and have parking. The second item is she would like to discuss a paid position for the recreation department. For someone that can plan events, market the town, bring people and businesses in. The third item is to discuss the hours for the town office. She suggests having the office open to the public for four days and the fifth day closed in which staff would be present but would not do transactions. Chairman Dunham says that the staff is busy and wants to help support them.

Public Comment/Other (not for new business): None

Selectman Rushton 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.*