

Kingfield Selectmen Meeting Minutes
Tuesday September 8, 2026; 6:00 PM Webster Hall 38 School Street

Attendance

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

Municipal Staff: Leanna Targett (Town Manager).

Public: Rob Woodhouse, Susan Davis, Bob Moore, Bev Moore, Bill Swain, Diane Christen, Michelle Beedy, Cara Wheeler, Kevin Smith, Taylor Lee, Kate Simson, Lance Dutson, Will Jeffries, Crystal Trenholm, Dave Trenholm, Letitia O'Connor, John Benson, Penny Hall, Hailey Legere, Linda Stewart, Audrey Tague, Marie Daigle, Jeffrey Maget, Shawn Terrell, Gregory Veayo, Julie Puleio, Dan O'Connor, Cathie Martin, Ben Martin, Jamie Martin, Shawn Mahar, Emily Spellmire, Mary Ann Bergeron, Brent Suroweic, Cheryl Suroweic (and a few others).

Zoom: Danielle Mathieu, Karyn Varney, Ed Smith, Topher Hunt, Shelby Banks, Doug Merrill, Cynthia Woodcock, Wade Browne, Lynn Duttlinger, Angela Boyce and Sarah Sindo, Ben Hitchcock and LunYan Hoysgaard

Chairman Dunham calls the meeting to order. Meeting minutes from August 17, 2026 are reviewed. Selectmen Jordan makes a motion to approve as presented. Seconded by Selectman Rushton. All in favor.

New Business:

Chairman Dunham moves agenda around to hear from Kate Simson and Lance Dunston to wish discuss recent developments on Tufts Pond Road. Lance and Kate presented concerns about large events hosted by the Legendarios group at Deer Farm Campground on Tufts Pond Road, detailing how the events have become increasingly disruptive over 16 months, with the latest event attracting over 700 people. They explained that the events violate state laws and municipal ordinances, including zoning requirements and a recent transient camping moratorium. Leanna read a statement highlighting a procedural impasse between the town manager and code enforcement officer regarding legal compliance of the events. Both recommended referring the matter to the town attorney for a definitive legal opinion to ensure consistent enforcement and protect the town from liability. Ben explained that as CEO, his responsibility is to enforce the ordinance as written based on documented facts, noting potential legitimate violations at Deer Farm, particularly regarding expansion beyond the approved 47-site campground plan. He emphasized the need to clarify what "47 sites" means and whether the current activities constitute distinct events from traditional camping, suggesting legal counsel involvement to resolve these questions. Selectman Jordan raised concerns about the impact on nearby homeowners, questioning Deer Farm's liability and the need for notification of large groups using the property, while both agreed more information about the agreement between Deer Farm and Legendarios is needed before consulting legal counsel.

Ben and Leanna discussed the Legendarios event, debating whether it constitutes a change of use from a campground to a different type of recreational development. They agreed that the event participants are not staying on the campsite property and are using nearby ponds and private properties, which they viewed as a significant issue. The selectboard decided to send the matter to their lawyer for legal guidance following a motion made by Chairman Dunham and seconded by Selectman Davol, with the hope of receiving an answer within 24-48 hours before the next planned event.

Old Business:

Discuss internally lit signs for the new Sign Ordinance. The discussion focused on proposed changes to the town's sign ordinance, particularly regarding internally lit signs. The board debated whether to allow these signs in business districts while restricting them in the village area, with differing opinions expressed among members. Selectman Davol stated that he doesn't feel that we should differ much from what the town voted on a year ago. Selectman Jordan states that she would rather see an internally lit sign than those painted signs that have lights point up on them. She also has concerns about restricting them altogether as many businesses struggle in the winter months to advertise their business. The board agrees that it may be in the town's best interest to offer the municipal body two options to vote upon.

New Business:

Nomination and Election of a new Vice-Chair. – Motion is made by Selectman Rushton for Kim Jordan to be Vice-Chairman. Seconded by Selectman Davol. All in Favor.

Discuss board vacancy. The board addressed a board vacancy left by Hunter's departure, considering whether to operate with four members temporarily or hold a special election to fill the position. Selectman Jordan says she struggles with the idea of a four-member board and is concerned with tie votes. She says that, we've seen it tonight, and she thinks if we have somebody that's interested then we should send it to vote. Town Manager Targett explains that we have operated on two different occasions with a four-member board and there is a policy on tie votes. Selectman Rushton asks about the cost for a special election. Town Manager Targett says about \$1,500.00. Following further discussion, a motion is made by Selectman Jordan to go with option three before the board and to send it to a vote in December. Selectman Rushton seconds the motion. The vote ends in a tie of 2/2. The board agrees to table the decision on whether to hold a special election for the board vacancy until the next meeting. In the meantime, they will reach out to people to gauge interest in the select board vacancy and potential for a special election.

Selectmen Discussion:

Chairman Dunham asks the board of selectmen to consider scheduling an all-day work session in the future to address outstanding issues.

Public Comment/Other (not for new business):

Public comment raised concerns about trespassing and trail issues related to a group near Tufts Pond, with suggestions to involve law enforcement and assess potential damages. Notify the state (e.g., DEP) about potential trespassing and damage to land and trails by the Legendarios group. Notify abutting landowners around Deer Farm Campground about the group's activities and potential damage. Consider involving fire wardens regarding the use of torches by the Legendarios group. Jamie Martin asks to be placed on the board at an upcoming meeting to discuss the town securing a bond for the Ira Bridge. Chairman Dunham tells him to contact the Town Manager to be placed on the agenda.

Town Manager Targett asks the board for an Executive Session pursuant to 405(6) A Personnel matters – dismissal of an employee. Motion made by Selectman Rushton. Seconded by Selectman Jordan. All in Favor.

Selectman Jordan makes a motion to adjourn meeting. Seconded by Selectman Davol. 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.*