

Kingfield Planning Board Draft Minutes

Date: Tuesday, July 14, 2026

Location: Webster Hall

Time: 6:00-7:30

Topic(s): Hammond Lumber expansion, Ad hoc committee, Signage and Subdivision ordinances, Clay Tranten plaque

Board present: Jared Clukey, Sue Davis, Richard Hawkes, Scott Hoisington, Taylor Lee, Babe Smith, Rob Woodhouse

Others: Jason Furbush, Mike Hammon, Ethan Miester

Zoom: Ben Hitchcock, code enforcement officer

Chair Richard Hawkes called the Tuesday, July 14, 2026, Kingfield Planning Board meeting to order at 6:00 pm. He noted that all members were in attendance for a full quorum.

Babe Smith moved approval of the agenda for the July 14, 2026, meeting, seconded by Taylor Lee. The motion passed unanimously.

Scott Hoisington moved approval of the minutes of the June 16, 2026, planning board meeting with deletion of mention of staging a fire truck at Ira Mt. and addition of discussion of the Iron bridge as a two-lane bridge per Rob Woodhouse, seconded by Taylor Lee. The motion passed unanimously with those changes.

It was noted that the IRA mountain bridge discussion to review past requirements for a two lane bridge will be on our next meeting agenda.

Approval of the Public Hearing Notes/Minutes of May 7

No comments on minutes of the hearing.

CEO Report

Quiet, nothing to report.

Hammond Lumber Site Plan expansion

Showing staff parking where Woodsman was located at the right. New warehouse is all the way back on the right.

Hammond Lumber presented an application for constructing a new warehouse at the back of the property they own, which will include paving all areas of access to the various warehouses there while accommodating underground stormwater management, and turning the former Woodsman property into staff parking, allowing some of the staff parking currently on West Kingfield Road to move from that location. The new parking will be dirt/unpaved. The parking area will maintain one curb cut to Rt. 27/16, the other access being on Mt View Road.

Jason Furbush will provide an email that all homeowners in the Mountain View Subdivision have released the provision that the property shall not be used for commercial purposes

Richard Hawkes made a motion to have applicant increase buffer zone on Rt.27 to better shield the appearance of the parking lot but keep the north side curb cut of the former Woodsman lot, Map 18 lot 20. Sue Davis seconded the motion, which passed unanimously.

Jared Clukey moved to accept the site plan, seconded by Babe Smith. The motion passed unanimously.

The MDEP permit to approve the stormwater management plan is still pending. The PB discussed having a public hearing and determined it would not be required. None was held for the primary application. The Board went over the Findings of Fact and found no issues with those that applied.

The applicant will provide a corrected letter of approval, delineating the changes discussed, for signature of approval by the chair.

Chair Report

Hawkes reported that there will be a subcommittee meeting for the moratorium ordinance next Wednesday. He and Town Manager Leanna Target will co-chair the committee. Other members will include Rob Woodhouse as the additional PB member, Ben Hitchcock, CEO, Amanda Meader, Town Attorney, Erika Bufkins, AVCOG representative, Christine LeBlanc the Comprehensive Planning Committee representative.

They have been unable to attract a towns person able and willing to serve. Hawkes is the only representative from Ira Mt. Davis mentioned Jamie Martin as a good Ira Mt. representative and that he thought he was going to be included.

The committee will begin by looking at towns in Maine of similar size. They will look at moratoriums statewide.

Clay Tranten Plaque

Clukey reported that he had talked to several providers for a possible plaque. He should have prices by the next meeting. The Board needs to decide what the sign should say.

Subdivision Ordinance

Discussion centered around a small committee researching other towns, perhaps with the use of AI. Woodhouse asked if subdivisions would be specific to zoning districts like Growth, Rural One, Rural Two, and if the ordinance would apply equally or be differentiated across those districts. There is no “residential district” at this time, simply Village One, Village Two.

A discussion of “subdivision” devolved to the simple division of land for any purpose, citing woodlands. Davis noted that a definition of subdivision as it related to ordinances would be an important first step. Hawkes has created a template for a zoning ordinance; a different one might be required for subdivisions.

Clukey offered to start working on the subdivision ordinance. Davis suggested finding someone not currently on the PB but a good candidate for the board or one of its unfilled alternate positions to work with Clukey that would then be brought to the full PB for discussion and approval.

Signage Ordinance

Scott Hoisington handed out copies of sign ordinances showing markups by the Town lawyer and areas with which the PB disagreed. Woodhouse noted that some of the definitions incorrectly included the actual ordinance language rather than limiting itself to the definition. Hoisington will correct that and then went through the primary changes.

There was discussion about signs for businesses that were no longer in business. The Nostalgia Tavern sign is still there some ten years after its closing. In the case of others, they may be part of the property as owners try to sell, considering the sign an asset of the business, as with the Beer Shed.

Woodhouse noted the need for a difference for signs based on zoning districts, that a home business guide in Rural Two may want a sign on the road out of sight on the road indicating their business as well as a sign on their building, for example, whereas in a more residential area, such double signage for a home business might not be appropriate. Woodhouse noted the differences in the proposed ordinance and some of the problems with having separate sign ordinances for separate districts and that we should have some differences for Village but that growth, r1, and r2 should be the same.

Hawkes asked Woodhouse to put together a version that explained the changes proposed and Davis recommended to get it to Hoisington for review.

There was also some discussion about the difference between advertising vs. location signs in Rural Two, for example. That issue needs to be resolved within the PB. Lighting was also discussed. There was also discussion of temporary signs such as the 30 MPH signs on Riverside Street.

Hawkes recommended PB members mark up their copy with their suggestions and send them to Scott to present at the next PB meeting for discussion and possible voting.

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

Respectfully submitted,

Sue Davis, Secretary