

Kingfield Planning Board,

Date: Tuesday, November 15, 2022

Location: Webster Hall

Time: 6:00-7:15

Topic: Work session on subdivision ordinance.

Present: Jared Clukey, Sue Davis, Scott Hoisington, Babe Smith, Clay Tranten; Billy Gilmore, interim CEO

Present/Zoom: Richard Hawkes,

Absent: Mark Wahl

Public: In person: Jeff Maget, John Beaupre, Lloyd Cuttler, Tom Hildreth, Polly and Rob MacMichael; on Zoom: Kathy Houston, Jan Royall, Charlie Woodworth

Chair Clay Tranten called the November 15 meeting to order at 6:00 pm. Scott Hoisington moved approval of the minutes of the October 11 meeting, seconded by Babe Smith. They were approved unanimously.

Work Session

Tranten opened the work session. He made repeated attempts to get legal assistance from AVCOG, but they are understaffed and had no-one to assist at this time. Tranten has requested to be on the Select Board agenda November 21 to request funds for professional/legal help reviewing and revising Kingfield's subdivision ordinance, which goes back to 1989, is weak and out of date.

After starting a review of the 1989 ordinance, Board member/secretary Sue Davis started to go through the ordinance by noting the comments that Board member Richard Hawkes had prepared. Tranten then referenced the draft that former code enforcement officer Tom Marcotte had marked up for consideration.

All agreed that the board should work from that one and asked interim CEO Billy Gilmore to make a copy of it and get it to the Board. Gilmore offered to do so. Scott Hoisington later offered to help him put it into Google Docs so that Planning Board members could review it that way, putting their own mark-ups into it.

Member Babe Smith moved to table discussion to get permission from the Select Board for financial assistance for expert help. Seconded by Hoisington. Davis suggested that one or two Planning Board members work with expert help, then bring it to the full Board for consideration. Once the full Board understood and approved the suggested changes, the board would be prepared for an informational hearing followed by a public hearing to gather public input. The Board then approved the motion unanimously.

Public Comment

Tranten then ended the work session, which allowed public comment. John Beaupre, chair of the regional Workforce Housing Coalition, mentioned that Carrabassett has identified financial help through the Genesis fund for communities wrestling with ordinance changes that would allow for workforce housing that typically requires denser housing than most communities typically allow. Lloyd Cuttler added ordinance changes can be created once the community knows what it wants, as identified in Comprehensive Plan documents.

Parking

Gilmore added that there were a lot of aspects of development that needed to be considered, not the least of which would be parking in the downtown area.

Signage

The Board then discussed the signage ordinance. Kathy Houston, present on zoom, commented that when she was helping to write the signage ordinance, the Board contacted AVCOG to review the ordinance. AVCOG advised the Board to write it as shielded light at that time, to be "Cut off and downward facing, non-flashing but internally constant."

Hoisington moved to add the request for legal opinion on lighting to the request for legal help on ordinances, seconded by Tranten. After discussion, it passed 3 for, 2 against.

Member Jared Clukey moved to adjourn, seconded by Hoisington. Passed unanimously.

Respectfully submitted,

Sue Davis

Secretary