

Kingfield Selectmen Meeting Minutes
Monday September 21, 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: Bill Swain, Brad Orbeton, Linda Manning, Dale Gilmour, John Benson, Lance Dutson, Kate Simson, Diane Christen, Michelle Beedy, Mat Gil, George Gil, Penny Hall, David Favreau, Taylor Lee, Claudia Diller, Sue Davis, Barbara Nickerson, Jeff Maget, Billy Gilmore (and a few others).

Zoom: Lynn Duttlinger, Danielle Mathieu, Shelby Banks, Wade Browne, Doug Merrill, Sarah Sindo, Ed Smith, Deborah Hall, Karyn Varney, Luccas Ferreira

Chairman Dunham calls the meeting to order. Meeting minutes from August 8th, 2026 are reviewed. Selectmen Jordan makes a motion to approve as presented. Seconded by Selectman Davol. All in favor.

Chairman Dunham provides a quick review of public meeting guidelines. She says she needs everybody to raise their hand if they want to say something. She says I probably won't call on you during our meeting, but public comment would be great.

Old Business:

Chairman Dunham says the first item of business is to discuss the attorney opinion on Deer Farm Campground. TM Targett reads a summary outload for the board.

This summary addresses the ongoing enforcement review regarding the Legendarios events hosted at the Deer Farm Campground on Tufts Pond Road. Following the Select Board's referral on September 8th, our Town Attorney has evaluated two primary questions: first, whether these events fall under the 2026 Transient Overnight Recreational Developments Moratorium Ordinance, and second, whether the current crowd sizes constitute an illegal expansion under our existing regulations.

The Core Issue and Public Impact since 2025, the property has been utilized for large-scale, organized overnight camping assemblies managed by the Legendarios organization, drawing crowds reported at over 700 attendees per event. This has resulted in sixteen months of escalating disturbances reported by local residents. Key concerns include severe noise, vehicles obstructing Tufts Pond Road and blocking emergency access toward Shiloh Pond, and documented instances of trespass and unpermitted timber cutting on abutting private and municipal lands.

Legal Findings Our Town Attorney has clarified that the 2026 TORD Moratorium Ordinance does not apply to this property. By definition, that moratorium explicitly regulates developments that are distinct from a standard campground. Because Deer Farm is a licensed campground under State law, it falls entirely outside the scope of the moratorium. However, a clear and enforceable violation exists under the Town of Kingfield Zoning Ordinance. The campground operation was discontinued in 2021 and renewed in 2025 at a scale far exceeding its historic footprint. Under Section 3.B.1 of our ordinance, any renewal of a discontinued use or change in the scale of a commercial use strictly requires a Planning Board permit and Site Plan Review. Neither a permit nor a review was ever sought or issued for this expansion. Furthermore, while the property historically held a license for approximately 75 sites, its current state license, reissued on August 27, 2026, restricts the property to an interim capacity of 36 specific sites, only 3 of which are designated for tent camping. Hosting hundreds of attendees pitching tents in open fields directly violates both state sanitation rules and Section 6.N.2 of our local ordinance.

Recommended Action Plan To resolve this matter swiftly without litigation, the Town will execute a two-step enforcement approach prepared by counsel: 1. Issue a Corrected Notice of Violation: The Code Enforcement Officer will formally notify the owner and operator of the unpermitted renewal and expansion under the standard Zoning Ordinance, rather than the moratorium. 2. Execute an Administrative Consent Agreement: The Town will offer an interim agreement to manage the upcoming event scheduled for October 15, 2026. This agreement mandates that the event must be conducted strictly within the state-licensed interim capacity of 36 sites. It also requires the owner to immediately submit a complete Site Plan Review application to the Planning Board to formally address any future expanded use.

This strategy successfully addresses the community's safety concerns and halts unpermitted expansions while establishing a lawful, monitored path forward through the Planning Board.

Selectman Rushton makes a motion to move forward with the recommended action plan. Seconded by Selectman Jordan. All in favor.

Discuss board vacancy. TM, Targett explains that during the meeting two weeks ago, We had taken a vote to either fill or not fill the vacating seat had a tie vote of two to two. Our policy says that a two-to-two vote is basically a dead vote. However, in that two-to-two decision, we decided we really wanted to table it and come back to a decision again once all of you had a chance to talk amongst the general public to get everybody else's feelings on this. History-wise, we have operated twice now with a four-member board from people that have resigned. We also would be looking at this going to a vote in December, so we are looking at, if we went with a four-member board, we would be operating that way for about six months. TM, Targett presented two options for scheduling a vote, with December 8th being the preferred date over December 22nd due to timing concerns around Christmas. Selectman Jordan says, I just want to say that just what I said last week, I think in our last meeting that we had, we had two tie votes. And we didn't get anywhere with those discussions. The town, I think it was at the town meeting, what, maybe two or three years ago, voted for us to have a five-member board for that very reason. And we get paid as a select board to make decisions, not to sit here and have to postpone another decision. We've got some pretty serious stuff that's coming up in front of us with the Bowdoin College thing, the school with floral. I mean, we can't keep having tied votes, and I could totally, potentially see that happening. And we're not getting anywhere. We're not serving our townspeople by having tied votes. And for \$1,200, or \$1,500 out of the \$2.4 million budget, we can find \$1,200 to \$1,500. And we have somebody that we know that's interested in. I had somebody else call me this week to say that would be interested in doing it. I've talked to numerous people and told them the situation, and not one of them objected to doing a special vote for five members. I just feel like it's the right thing to do, because it does concern me with the important stuff that we have coming, that we're going to continue to have tied votes. Chairman Dunham says Um, I agree with everything you said, pretty much, but it's also to have a new person come on the board, it Takes us back a couple of steps, just explaining everything, and someone learning something new. And It's a little bit frustrating; I guess for lack of a better word. So, I know we have to get through all this stuff this year at the school and everything. I don't know, but just to have another new person on the board. It just seems a little bit exhausting, I guess. Selectman Jordan says Well, I think no matter when you do it, you're going to have to train a new person regardless. To me, I'm tickled to have a new person on the board. Whether it be somebody that agrees with my topics or not, I think it's good to have that variance. I think if they're running for this position, they're eager to learn the position. I know when I ran for it, I did, there was a lot of stuff I didn't know, so I called my fellow board members after meetings, or I called Leanna, go in, you know, get myself educated before I go into a meeting, you know, and get the information. Following Further discussion Selectman Jordan makes a motion for option #2 to send to a vote on December 8th. Seconded by Selectman Rushton. Motion passes 3 for and 1 against. Nomination papers available for candidates interested in running for the vacant Select Board seat, with a deadline for submission of 25 signatures by October 29th.

New Business:

Review/accept Town Meeting Warrant for School Withdrawal Vote and set date for a public hearing Board reviews the town meeting warrant. Motion made by Selectman Jordan to accept. Seconded by Selectman Rushton. All in Favor. Public hearing held by the board will be Thursday, October 15th.

Board reviews the tax abatements provided. Motion made by Selectman Jordan to approve. Seconded by Selectman Rushton All in Favor.

Town Manager Updates/Discussion:

Town Manager Targett says that she has provided the board with a list of things that she has been doing. We offered the public works assistant job to Matthias Twitchell. He'll be starting on Monday. We still have Tyson as our road commissioner, and we are going to keep Mike Higgins on as that third party to help out at any time, so this will be the first time we have, as you know, two and a fill-in, which will be great. As you know, I've been working on the whole Legendarios with the Town Attorney, a few Freedom of Access requests and just routine stuff in the office for the most part.

Selectmen Discussion:

Selectman Jordan asks if we can start doing the Pledge of Allegiance at the beginnings of our meetings.

Public Comment/Other (not for new business):

Brad Orbeton is recognized. Brad says I am a current member of the SAC 58 School Board. As we all know, we have two votes coming up, Kingfield and Strong. Everybody knows that. The update I want to give is we currently have hired an architectural firm. Because if the votes don't go to withdraw, we have to think about consolidating somewhere. What they're doing is they're looking at all the buildings. Find out the viability. Just as an example, moving a couple of grades into the high school, moving — so they're looking at the shape of all the buildings. Although we had the big assessment thing here a couple of years ago, they're looking at that. And then I don't have a date yet because it hasn't been sometime end of September, middle of October or so, they're going to hold a public forum at Mount Abram, so they'll have — they can answer questions for anybody that wonders what's going on. Some people have heard about the architect, some hadn't, so I just kind of wanted to update that we are looking at possible consolidation.

Matthew Gill delivered a formal notice of municipal liability and sworn legal affidavit to the Selectmen Board regarding alleged bad faith retaliation and discriminatory denial of public services targeting his property.

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.*