

Kingfield Planning Board,

Date: Tuesday, January 11, 2022
Location: Webster Hall
Time: 6:00– 6:55 pm
Topic: Shoreland zoning for Oland property on Main Street; aligning Comp. Plan with ordinances
Present: Jared Clukey, Sue Davis, Richard Hawkes, Babe Smith, Clay Tranten
Absent: Cally Brown, Mark Wahl; Tom Marcotte, CEO

Chair Clay Tranten called the meeting to order at 6:00pm.

Babe Smith moved acceptance of the minutes of the last meeting, September 14, seconded by Richard Hawkes. Approved unanimously.

Chair Clay Tranten will ask Code Enforcement Officer Tom Marcotte to ensure the DEP paperwork is complete and confirm to the Planning Board that he has received it for John Oland of Brunswick, principal of Red Ball Properties, LLC, for the property he is rebuilding on Main Street across from the watering trough.

Re the Comprehensive Plan, Tranten noted that the Comprehensive Plan and Town ordinances don't match up. Furthermore, there is nothing in the Ordinances that connects it to the CP, which technically serves as the vision that guides ordinances. He would like the Select Board to put an amendment in the CP referencing the Ordinances and further to reference the CP in the Ordinances. PB member Richard Hawkes added that he would like Marcotte to designate where in the CP the reference would appear, and similarly where it would appear in the Ordinances.

There was discussion about current legislation at the state level addressing the affordable housing crisis in Maine and the country. The State is dealing with the impact of single-family/unit lots and the need for housing. Eliminating or banning single family units involve multiple and complex changes in aspects of a community's zoning ordinances and comprehensive plans. Thus changing ordinances or re-writing comprehensive plans could be wasted time if the State imposes laws that might rule out or override local ordinances

Tranten reported that PB member Cally Brown is stepping down from the Board. Tom Hildreth, Scott Hoisington and ----a woman/teacher?----have expressed interest. Tranten will bring this information to the Select Board , which is in charge of appointing members.

Tranten also plans to attend the next Select Board meeting Tuesday, January 18, to ask the Select Board about connecting the CP and the Ordinances as discussed.

At 6:55, Babe Smith moved to adjourn, seconded by Jared Cluckey. Passed unanimously.

Respectfully submitted,

Susan Davis, Secretary

Kingfield Planning Board.