

## Kingfield Planning Board, Minutes

Date: Tuesday, Jan. 12, 2021

Location: Zoom

Time: 6:05-6:35 pm

Topic: Ira Mountain lot size revisions

Present: Cally Brown, Sue Davis, Richard Hawkes, Mark Wahl; Tom Marcotte, CEO

Absent: Babe Smith, Foster Robinson, Clay Tranten

Public: Annie Twitchell, the Irregular; Steve Gould, Ashley Brochu for Pleasant River Partners, LLC; David C., interested party; Leanna Targett, Town Administrator/Host

In the absence of chair Clay Tranten, Richard Hawkes called the meeting to order at 6:05 pm.

Steve Gould, representing Pleasant River Properties, LLC, and its subdivision IRA MOUNTAIN PERSPECTIVES, provided revised/final maps showing the expansion of lots as requested to approve PRP's IMP adjustment. Gould left a set of copies Friday, 1/8/2021, at the Town Office for each PB member's review.

Additionally, Code Enforcement Officer Tom Marcotte provided a full Sub-division Review of the Findings of Fact outlining that all components of PRP's IMP request meet the requirements of the Kingfield Subdivision Ordinance. A complete set of the FOF was included in the packet for PB members at the Town Office.

The revised map illustrates the adjusted shape of the lots and that no additional lots have been added; rather, previous lots were "neatened up" by adding land from lots held back by family and the development for future personal use. Findings of Fact confirmed that all lots conform to the Ordinance.

Mark Wahl moved that the requested change for the subdivision be approved. Seconded by Cally Brown. Approved unanimously by all PB members present.

Steve Gould will bring three maps to the Town Office by Thursday, Jan.14, this week, for signatures from at least three/a forum of PB members, each of whom will go the office separately to sign each of the three maps, intended for the Franklin County Registry of Deeds, the Town of Kingfield and the developer respectively. Similarly, the CEO Tom Marcotte will provide two copies of the Findings of Fact to be signed individually by the same PB Members, one for the Town and one for the developer. Gould will also bring a check for \$100 for the fee required by the Town.

Richard Hawkes moved to adjourn the meeting at 6:35, seconded by Sue Davis and approved unanimously.

The next meeting will be a Zoom meeting, scheduled for Tuesday, February 9, 2021.

Respectfully presented,  
Susan Davis, Secretary  
Kingfield Planning Board.