

Kingfield Planning Board,

Date: Tuesday, April 12, 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: Sue Davis, Richard Hawkes, Babe Smith, Clay Tranten, Mark Wahl, Tom Marcotte, CEO

Absent: Jared Clukey, Scott Hoisington

Public: Steve Gould, Ron Lobdell, Billy Gilmore, Polly MacMichael, Jeff Maget

Chair Clay Tranten called the meeting to order at 6:00pm. Tranten moved to approve the minutes, seconded by Richard Hawkes. The minutes were approved.

There was lengthy discussion about a new comprehensive plan. Planning Board member Sue Davis noted that both Carrabassett Valley and Eustis were setting up committees to redo their comprehensive plans. As noted at the last Planning Board meeting, the issue of state legislation invalidating the work ruled the discussion. Davis also asked about ordinances. The same argument prevailed.

Ron Lobdell of Kingfield Kinder Care of 177 Salem Street, Kingfield, is requesting a change of status. He wishes to turn a home care business, which allows up to 12 children, into a childcare center to accommodate 18-24 children. Lobdell is checking off all the boxes for the change, from the Fire Marshall to the State Licensing board, ADA Requirements, water and sewer. The board recommended he fill out the application for the change of use, which form can be downloaded from the web or picked up at the Town Office and bring it to the next Planning Board meeting. Lobdell agreed and will return to the May 10 meeting with the final application. This item falls under a service establishment in our ordinance.

Steve Gould representing Ira Mountain and Pleasant River Partners, LLC requests a redrawn lot map affecting 3 lots in order to improve driveway access to a lot. There are lot size changes all exceeding our ordinance lot size minimums, but nothing new. Richard Hawkes moved to accept the change, seconded by Babe Smith. The motion passed unanimously. CEO Tom Marcotte will prepare the findings of fact for approval at the regular board meeting May. 10

Steve Gould representing Mark Wahl and Eagle Ridge presented a preliminary Phase 2 Eagle Ridge plan showing 14 new lots and one lot line change. No new roads are part of this plan. At a 6:30 PM April 26th Planning Board meeting, Gould will present the final plan for the lot line change for signature.

At the regularly scheduled May 10 Planning Board meeting, Gould will present the Phase 2 of the Eagle Ridge plan for consideration by the board. Elevation contours and notes related to being part of a homeowner's association to maintain the road will be included. CEO Tom Marcotte will prepare the findings of fact for approval at this meeting.

The Herbert Hotel was then discussed. Concerned about the change of use if Boyne/Sugarloaf uses it for seasonal staff housing, Davis asked about the purchase, on which Sugarloaf closed the day before. Marcotte reported that Sugarloaf intends to keep it as a hotel. Since the hotel has no kitchen and if kept as a hotel, kitchenettes will not be allowed, residents will have to eat elsewhere. Marcotte explained that the State would have oversight in that case, not the Planning Board.

Speaking as a native and past resident of Kingfield, Billy Gilmore suggested that the Planning Board invite Sugarloaf to a meeting, to welcome them to the town and to discuss the hotel and the mountain's plan. Clay Tranten moved that Davis, as secretary, extend the invitation to Karl Strand, General Manager, on behalf of the Board. Seconded by Tranten. Passed unanimously.

Davis then asked about the Credit Union's new sign, which she said appeared to be an interior-lit sign. Marcotte explained that the sign met all the conditions of the Town's sign ordinance.

The next regular meeting will be May 10, with a special meeting for the lot line change of Eagle Ridge on April 26.

Babe Smith moved adjournment at 7:45. Passed by Wahl, approved unanimously.

Respectfully submitted,

Susan Davis, Secretary

Kingfield Planning Board.