

Kingfield Planning Board,

Date: Tuesday, May 10, 2022

Location: Webster Hall

Time: 6:00–7:15

Topic: Sugarloaf/Hotel Herbert; Ron Lobdell; Wahl/Eagle Ridge; Kate Ray; Warren Beisaw

Present: Jared Clukey, Sue Davis, Scott Hoisington, Babe Smith, Clay Tranten, Mark Wahl; Tom Marcotte, CEO

By Zoom: Richard Hawkes,

Public: Steve Gould, Ron Lobdell, Kate Ray, Tom Butler, Dana Clukey, Barbara Larson, Leah Stevens, Karl Strand, Wade Browne, Morgan Dunham, Walter Kilbreth, Polly MacMichael, Terry & Myra Coffin, Dan Davis, Jared Frigon, Billy Gilmore, Tammy & John Goldfrank, Dick Keenan, Rob MacMichael, Jeff and Aida Maget, Ralph and Victoria Parker, Ryan Reed, Lisa Standish, Pat Tufts, and 8 by zoom.

Chair Tranten called the meeting to order at 6:00 pm. Babe Smith moved to approve the minutes for the regular meeting 4/12 and for the special meeting 4/26, seconded by Scott Hoisington. The minutes were approved unanimously.

Tranten then requested adjusting the agenda to allow Ron Lobdell’s application for a change-of-use from home care to childcare center to be approved. The board determined that Lobdell has met and is meeting all the necessary requirements and licensing from necessary sources. Mark Wahl moved to approve the application, seconded by Sue Davis. It was approved unanimously.

#### ***Sugarloaf GM Karl Strand and employee housing***

Tranten then welcomed Karl Strand, General Manager of Sugarloaf, to discuss Sugarloaf’s recent purchase of the Herbert Hotel. Strand outlined the struggle Sugarloaf has been experiencing with staff housing in recent years, and their efforts to address it.

“Two things happened; a lot of people are renting out (their properties) as VRBOs, not renting to our employees anymore... making more money, less damage. Covid didn’t help either,” he explained. They’ve also been working with Carrabassett’s housing initiative.

Sugarloaf is considering building housing “But at this time with construction costs and other obstacles we’ve started to look outside. We’ve had a couple of different places that we have rented,” explained Strand.

“The Herbert came up as an opportunity,” Strand continued. “We looked at it. It’s a great spot for us. Our plan is to operate it as a hotel but also have employee housing there as well. Our plan is not to renovate it at all, keep it the way it is, aware that it is a National Historic property.”

There will be no décor changes nor interior re-configuration; they will not run the restaurant or a bar. It will be exclusively lodging, for employees in the winter and as a regular hotel the rest of the year. Upgrades will consist of WiFi and that type of thing people can enjoy while they’re there.

#### ***Hotel resident facilities***

When asked about coffee makers or hot plates or such cooking availability in the rooms, Strand said that wouldn’t be allowed, that residents would get take-out, eat at area restaurants or eat at the mountain’s food facilities. Kingfield Code Enforcement Officer Tom Marcotte explained further that addition of such amenities would turn the property into a dwelling, which would be a change-of-use requiring different licensing and permitting.

#### ***Building issues***

Asked if Sugarloaf would be fixing failing architectural details on the exterior. Strand acknowledged them saying that the historic features would be restored. Strand said there would be some lead paint mitigation based on inspections, for which Sugarloaf has budgeted. Dan Davis asked if their engineers had checked out the attic, if it was insulated, etc., which apparently they have not. Davis explained that the building, which

has a flat roof, was designed so heat from the building would melt the snow so that the water is drawn off through specifically designed drains.

### ***Licensing and permitting***

Planning board chair Clay Tranten is familiar with new ownership having to go through all the licensing and permitting requirements of a business even when there is no change-of-use. He wondered if Sugarloaf is experiencing the same. They responded that they are in the due-diligence phase now.

### ***Resident management***

Strand also responded to management and behavior concerns. Access to the hotel itself and to individual rooms will be by swipe cards, there will be TV cameras throughout the building monitored by security at the mountain. There will also be 1 to 2 people on site as managers 24/7; employees will sign a code-of-conduct lease; if there are problems, they will be asked to leave.

### ***Parking***

Parking was another concern. The plan is to expand parking out back and use shuttles to get people to and from the mountain. With 26 rooms, many of them single, with a few doubles, they expect anywhere from 30 to 50 people will be in residence, accounting for 26 to 40 vehicles on site. Sugarloaf is aware that on-street parking will not be available.

Kingfield's fire department chief Fred Nichols inspected the property with them and sees no problems. Sugarloaf has a security agreement with Eastern Security Systems. They will do an inspection, which is always thorough—everyone seemed to agree about their finding something. That has been budgeted, too.

### ***Timeline***

They will do the necessary work this summer and plan to be up and running this Fall, cleaned up, refreshed and ready. Part of the process will be to inventory the antiques in the building and figure out what they have and the best use and/or storage for them. Once housing is established elsewhere, Sugarloaf/Boyne will consider selling the Hotel back to its full time hotel use.

### ***Sidewalk issues***

Freeman resident and Kingfield native Billy Gilmore asked about the sidewalk in front of the Hotel. He wondered if there were any way working with Sugarloaf and MDOT that the old sidewalk that is Hotel property under the porch could be brought back into public use.

A lengthy discussion about handicap accessibility ensued between Gilmore, select board members Wade Browne and Polly MacMichael, and John Goldfrank, owner of Longfellow's across the street from the Hotel. The starting line for discussion appears to be Kingfield select board members and Sugarloaf who need to talk with MDOT to see what possible solutions might be considered.

Goldfrank reported that MDOT will be fixing sidewalks on both sides of the street, in front of Longfellow's and the Hotel. Currently, MDOT engineers are working on solutions that entail fixing the sidewalk in front of the Hotel, which failed an ADA-compliance inspection. At this time, that solution appears to shrink the distance from the sidewalk to the road centerline. Now would appear to be the best, perhaps only, time to find a solution that might benefit all involved, perhaps especially the traffic using the shrinking road.

### ***Eagle Ridge Phase 2 subdivision***

Surveyor Steve Gould presented Mark Wahl's Phase 2 subdivision plans for preliminary approval. Babe Smith moved approval, seconded by Jared Clukey. In the discussion phase, Billy Gilmore asked if those spaces left over from lots would be specifically identified. That simplifies tax assessing. Wahl confirmed that that was his explicit plan. The motion passed unanimously, Hawkes voting by zoom. Wahl is now responsible for notifying all abutters, preliminary to findings of fact and final approval.

### ***Change-of-Use with Kate Ray's purchase of Mt. Village Farm***

Kat Ray, owner of several businesses including The Beer Shed, is planning to move all of her businesses to the former Lisa Standish Mt. Village Inn property, to have everything in one place. She's coming before the Planning Board at this time to preview her needs prior to final purchase.

Her three businesses are currently spread between her farm five miles out on the Middle Road and the Beer Shed property on North Main Street. At the new property, she intends to continue the Bed & Breakfast and the liquor license. She would move her dog sled business onto the property, housing the dogs in available barn space. She'll also garden, have chickens, etc. She's especially excited to have her kids in the Kingfield school system.

The only new use will be her retail operation, which includes two bathrooms and a kitchen in the barn where she will set up the retail. Marcotte explained that she will need a survey plan of the property, which will address most of the inspection questions. Moving the high tunnels and the greenhouse do not need approval because they are agricultural in nature.

Tranten asked her to work with Marcotte and come back when she is ready with her final plan.

(Richard Hawkes left the meeting at this point, returning at the end of the Beisaw discussion.)

***Underwater power cable at Tufts Pond***

Norman Beisaw has requested approval for an underground/underwater cable to his cabin on the far side of Tufts Pond from 52 Outlet Road, lot 006 to 63 Alder Road, lot 007. Marcotte explained that Kingfield's shoreland zoning ordinance allows this, with DEP and Army Corps. of Engineers approval. Babe Smith moved approval, subject to all necessary DEP and Army Corps. of Engineers permits. Seconded by Mark Wahl. Passed unanimously by all present.

Babe Smith moved to adjourn, seconded by Scott Hoisington, and passed unanimously.

Respectfully submitted,

Susan Davis, Secretary

Kingfield Planning Board.