

Town of Turner, Maine
Planning Board Minutes
July 12, 2017

1 CALL TO ORDER

Called to order at 7:00pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. Mark Morris, Mr. R. Edward Morris, Mr. Gregg Varney and Ms. Shirley Twitchell. Board Member Ms. Joan Bryant-Deschenes was not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

2 PUBLIC HEARING

A. HARLOW STREET CONSTRUCTION

Mr. Perkins opened the Public Hearing at 7:01pm. Mr. Harlow is not present. This Public Hearing will be rescheduled for August 2, 2017 to be held before the Workshop meeting. Seeing no interested parties in the audience (other than a neighbor Wendy Russell) the Public Hearing was closed at 7:03pm.

3 VERIFICATION OF QUORUM

Mr. Perkins stated that there were five Board Members in attendance which constitutes a Quorum.

4 PLANNING BOARD MINUTES FROM JUNE 14, 2017

The review of the June Minutes was tabled until the August Planning Board Meeting.

5 OLD BUSINESS

A. HARLOW STREET RECONSTRUCTION

No one is present this evening. This item was tabled.

B. CALMAR REAL ESTATE LLC-SITE PLAN REVIEW-DUNKIN DONUT SHOP-FINAL DESIGN

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Maloney stated that this project had been approved at the June Planning Board meeting. Copies of the final design had been distributed this evening. The Findings of Facts had not yet been prepared. Mr. Maloney discussed the minor changes to the Final Plan. It was agreed upon by all the Mr. Perkins and Mr. Maloney would sign the Final Plan and the Findings of Facts would be presented at the August Planning Board meeting.

C. YOU LAND CONVENIENCE, LLC-SITE PLAN REVIEW-7,819 SQUARE FOOT COMMERCIAL BUILDING

Mr. Perkins left the Board Table. Mr. Mark Morris is now Chairing this evenings meeting.

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Maloney stated that the Application had been found complete at last month's meeting. Mr. Maloney then reviewed the Draft Findings of Facts. There was a discussion regarding the Landscaping. Mr. Gotto stated that a Landscaping Plan had been prepared and that the posed plan includes the minimum amount of landscaping. Mr. Thomas Perkins, a representative from Dirigo Architectural Engineering, LLC explained the design of the building. The building will be a New England style clapboard building with vestibules inside. There will be no mechanical equipment on the roof. Hopefully there will be no dumpsters. There will be some type of a cleaning service. Mr. Gotto then commented on the Lighting. There will be 5 poles with 10 building lights. Vehicular Access was the next topic discussed. There will no snowmobile trail. There will be 53 spaces for off street parking, this could change once the types of businesses occupying this building are determined. There was a discussion regarding bumper and wheel stops. Mr. R. Edward Morris made a motion to waive bumper and wheel stops. Mr. Varney seconded the motion. The Board Members voted unanimously to waive bumper and wheel stops. There was then

a discussion regarding Lot 1. It was stated that the previously referenced plan will be used. There was then a discussion regarding signs. Mr. Gotto stated that the sign ordinance will be met. It was determined that something will need to be submitted regarding the signs to the CEO. There was then a discussion regarding the septic system. It was agreed upon that the current design is adequate and there is room to expand the design if needed. There was then a discussion regarding Condition Number 3. After this discussion it was agreed that Condition Number 3 would be removed. Mr. Lee made a motion to approve the Application so a building permit can be issued. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept the Application as complete. The Final Findings of Facts and Conclusion of Law will be reviewed at the next Planning Board meeting.

Mr. Perkins returned to the Board table and is now Chairing this evenings meeting.

6 NEW BUSINESS

None.

7 OTHER

A. ITEMS NOT ON THE AGENDA

John and Mary Jo Nichols addressed the Planning Board. They stated that they were about to purchase the property located at 190 Lower Street in order to turn the property into an Event Venue. The name would be Bliss Field Farm. The existing barn would be renovated with a 36 x 50 foot post & beam room, the loft would be removed and the electrical would be upgraded. The existing septic system would also be upgraded. There was then some discussion regarding overnight rental of the existing house and the type of use this would be considered since this property is located in the Rural I District. Mr. Perkins stated that an Application should be submitted for review at the Planning Board Workshop meeting scheduled for August 2, 2017. It was agreed upon by all that a site walk would be held on August 2, 2017 at 6:00pm.

B. ITEMS NOT ON THE AGENDA

Mr. Christopher Pillsbury of Bradford Road addressed the Planning Board with regards to the Barking Dog Ordinance adopted April 8, 1995. After a short discussion it was agreed upon by all that this item needs to be brought to the attention of the Selectmen. Mr. Perkins agreed to write a letter to the Selectmen and communicate to them that this is not a Planning Board issue.

C. ELECTION OF OFFICERS

Mr. Lee made a motion to elect Mr. Perkins as Chairman. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to elect Mr. Perkins as Chairman. Mr. Lee made a motion to elect Mr. Mark Morris as Vice Chairman. Ms. Twitchell seconded the motion. The Board Members voted unanimously to elect Mr. Mark Morris as Vice Chairman. Mr. Mark Morris made a motion to elect Mr. R. Edward Morris as Secretary. Mr. Lee seconded the motion. The Board Members voted unanimously to elect Mr. R. Edward Morris as Secretary.

8 REPORTS

A. Planner Escrow

Mr. Boutin read the Planner Escrow. No action needed.

B. CEO Report

Mr. Boutin read the CEO Report.

C. Other

None.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 PUBLIC COMMENTS

None.

11 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:15pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary