

**Town of Turner, Maine
Planning Board Minutes
December 19, 2018**

1 CALL TO ORDER

Called to order at 6:00 pm by Mr. Thomas Perkins. Those Members present were Mr. R. Edward Morris, Mr. Bill Bullard, Ms. Shirley Twitchell, Mr. Richard Lee and Mr. Russell Pack joined later. Those absent were Mr. Kelvin Youland. Mr. Kurt Schaub was present, and CEO, Mr. Bob Boutin was absent.

2. VERIFICATION OF QUORUM

Mr. Thomas Perkins stated that there were 5 Board Members in attendance which constitutes a Quorum. Mr. Russell Pack joined after the start of the meeting.

3. PUBLIC HEARING

No Public Hearing

4. OLD BUSINESS

None

5. Consideration of New Business

Spartan Energy

None

6. Other Business

Wedding Barn on General Turner Hill

The Board had requested that Mr. Kurt Schaub look into other towns in the State more specifically Pownal and Otisfield and the ordinances in those towns. The Board was interested in reviewing those Ordinances and how they have addressed these type of business Wedding Barn. It was found that these towns have written within their ordinances that this type of business would be reviewed with a site plan. During the site plan the board would review safety issues and if there are any other concerns around the proposed site. There were some conversations regarding how the ordinances in these towns are currently drafted. The board will look into these towns and a few other towns to see if they would like to move forward to adopt some of these ordinances.

Sparten Energy

The Board was informed that Sparten Energy has withdrawn their application.

Medical Marijuana

The board was informed that there may need to be a Medical Marijuana Moratorium extension. The Select board did address the Store Front Marijuana Moratorium at their last meeting. The current law has a very loose definition that is in place. On December 13, 2018 the State's new law went into effect and the language has changed. The new law would then make the Town liable on how they would address this issue. Mr. Schaub stated that he has been following other Towns in Maine and how they are addressing these businesses now that the updated language has been put into place. The Town of Hallowell recently put into place that they would allow "x" number of stores to be allowed in the town.

The Board will need to look into what they would like to allow in the Town of Turner and maybe address this issue the same as they have addressed the sale of hard alcohol in the town and implement an ordinance that would be based on the location and the number of permits that would be allowed.

Mr. Schaub has been fielding at least 2 calls a week regarding a store front. The calls being received are from both established businesses that are in operation on the growing side and would like to move to a store front and from those who have just decided to possibly open up a store front.

Mr. Schaub mentioned that other towns have addressed this issue in very different approaches. The Town of Hallowell did an approach that was much like a lottery and all the businesses that applied for applications were put into consideration and three of the businesses were selected at random. Businesses that are operating in the City of Auburn are operating there at their own risk. There are some towns that are making these businesses file and pay an annual license and fee. They would also be reviewed each year.

Ms. Twitchell stated that it would be interesting to see how the Town of Hallowell addresses this issue. She did read an article on the Town's Lottery system and she thought it was an interesting approach. There was a business in the town that had opened up a store front ahead of time that had to go through the motions and apply for the lottery like the other businesses that had not started yet. This business was not selected and the owner stated she was disappointed but understood the new regulations.

Mr. Bullard questioned who would be responsible to address the issue of Store Fronts in the Town. Mr. Schaub stated that because the Town does not have a local Police department that they would need to go about regulations a little differently than most towns. The Town would have to file papers with the court to go after the business for a land use violation and would be able to start a lawsuit against the business.

Town Planner

The Town of Greene is ok with the proposal that was written and presented to the board and selectman. The Town of Leeds will be looking at the same this week. The selectman discussed the other evening regarding a replacement for the Town of Turner CEO Officer. The Town would like to find someone who has land use experience. The Town would also like the CEO officer to work closely with the Planning Board and would like to find and use a Consultant for more of the complex and larger issues in the town instead of the everyday permits.

Mr. Morris questioned if there have been any applicants for the CEO position.

Mr. Lee questioned on if there have been any other towns that have decided to go this route with shared services between towns.

Mr. Schaub stated that there are a lot of Towns that are going into a shared system. There are not a lot of people that are looking to get into the CEO Field.

Mr. Morris questioned on if there has been anything put into the upcoming budget to plan for the change over to make sure there is enough money in the budget to cover finding the right individual.

Mr. Schaub stated next year budget will be looked at in the next couple of months and it has not been decided at this time. The Town in the past worked closely with Mr. John Maloney and he had taken care of the Town with billing. Unfortunately, when the change over occurred the town was being billed more than had been anticipated.

Mr. Morris stated that he would hate to see the budget cut in such a way that the planning board would be responsible for additional work.

New Planning Board Appointment

Mr. Brian Emmons has been appointed by the Town Selectman. He will be joining in January to replace Mr. Thomas Perkins. He has been working on the North Parish Road Bridge as of recent.

Mr. Perkins reminded the Board that they will need to vote for new positions where Mr. Thomas Perkins has resigned.

6. PLANNING BOARD MINUTES FROM November 26, 2018 and Work Shop Minutes from December 5, 2018

Motion to accept the Workshop Minutes from December 5, 2018 was motioned by Ms. Twitchell and Seconded by Mr. Bullard. (5 ayes, 1 abstained)

Motion to accept the Planning Board minutes November 19, 2018 with the updated changes made by Ms. Twitchell and Seconded by Mr. Bullard. Motion carried, (4 ayes, 2 abstained)

7. REPORTS

A. Planner Escrow

An update was given to the Board.

B. CEO Report

There is no report at this time.

C. Other

Mr. Schaub informed the board that he had received an application for an automobile “Jiffy Lube” type business the other day. This project will be coming to the board soon. This request just came to Mr. Schaub and he has not had time to review the same.

8. ANNOUNCEMENTS AND CORRESPONDENCE

Mr. Lee thanked Mr. Perkins for the time he has dedicated to the Board. Selectman Kevin Nichols and Warren Hood thanked Mr. Perkins for his service as well.

9. PUBLIC COMMENTS

None.

10. ADJOURNMENT

Mr. Lee made a motion for adjournment and it was seconded by Mr. Bullard, the board unanimously accepted. The meeting adjourned at 6.49 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.