

**Town of Turner, Maine
Planning Board Minutes
January 14, 2015**

1 CALL TO ORDER

Called to order at 7:08pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Mark Morris, Richard Lee and Shirley Twitchell. Thomas Perkins arrived at 7:19pm; R. Edward Morris arrived at 7:29pm. Board Member Joan Bryant Deschenes was not present. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

2 PUBLIC HEARING

None.

3 OLD BUSINESS

A ROBERT HARLOW – STREET CONSTRUCTION

Mr. George Courbron of Survey Works, Inc. is representing this project this evening. Mr. Maloney reviewed the Application Completeness Checklist Street Construction Ordinance. Mr. Courbron passed out formal Plans for this project. Mr. Courbron stated that he is the authorized Agent for this project and he provided the Boundaries, the Topo Survey and drafting services only. Mr. Courbron then stated that input from Norman Chamberlain had been completed on pages 2 and 3 of the plans which included grading, contours and rip wrapping information. Mr. Maloney then stated that the engineering design would be completed by Taylor Engineering. Mr. Courbron stated that there was a note on page 3 stating that the sub base gravel would be reduced to 12 inches which had been indicated by the Engineer and not by Mr. Courbron. There was then a discussion regarding a 12 inch culvert which had previously been installed by the MDOT. There was also a discussion regarding retaining walls, rip wrapping, check dams, plunge pools and side slope wrapping. Mr. Perkins asked if the water shed volume would change because of the road width. Mr. Courbron answered no. There was then a discussion regarding phosphorous. After these discussions Mr. Maloney stated that the Application Completeness Checklist for Street Construction could be found complete. Ms. Twitchell made a motion to find the Application Completeness Checklist for Street Construction complete. Mr. Perkins seconded the motion. Mr. Lee asked about the overseeing of blasting. Mr. Maloney stated that this item would be stated as a Condition of Approval. This Condition is also noted on the Plan. The Board Members voted 4 in favor and 1 abstention to find the Application Completeness Checklist for Street Construction as complete. Mr. R. Edward Morris abstained from voting. Mr. Maloney then reviewed the Application Standards which included the Street Design Standards, consideration of waivers and Conditions of Approval. Mr. Maloney stated that application approval is conditioned upon Planning Board receipt and their approval of the type and amount of a performance guarantee as recommended by the Town of Turner Road Commissioner. There was then a discussion regarding paving in the future. Mr. Maloney stated that if this occurred the paving ordinance would need to be met. Mr. Maloney then suggested the following waivers:

1. The maximum 10% grade may be increased to 12% for not more than 100 feet, as measured from the end of a vertical curve for the beginning of the next vertical curve, within 1,000 feet of road length.
2. Roadway crown ¼ inch per foot gravel surface to ½ inch per foot.

Mr. Perkins commented that he feels this design looks safe.

Mr. Lee made a motion to accept the waivers. Mr. Perkins seconded the motion. The Board Members voted unanimously to accept the waivers. There was then a continued discussion regarding paving this road in the future. It was agreed upon by all that Condition Number 11 will be added to the Conditions

of Approval. This Condition would state prior to paving the applicant shall provide an engineering statement regarding storm runoff and control. Mr. Lee made a motion to grant Conditional Approval of this project with Conditions of Approval 1 through 11. Mr. Perkins seconded the motion. The Board Members voted unanimously to grant Conditional Approval of this project with Conditions 1 through 11.

4 NEW BUSINESS

None.

5 OTHER

A PLANNER AGREEMENT

Mr. Maloney stated that there had been no changes to the previous Planner Agreement. The \$82.00 per hour billed is the same as last year. Mr. Lee made a motion to recommend the Planner Agreement to be sent to the Board of Selectmen for their approval. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to send the Planner Agreement to the Board of Selectmen for their approval.

B COMPREHENSIVE PLAN UPDATE

Mr. Maloney stated that Turner adopted its Comprehensive Pan on 12/12/05. It should be reviewed and revised every 12 years. A new plan should be adopted on 12/12/17. Review should begin 18 months prior to adoption. The current plan review should begin in June of 2016.

6 PLANNING BOARD MINUTES FROM DECEMBER 10, 2014 & WORKSHOP MINUTES FROM JANUARY 7, 2015

The December 10, 2014 Minutes will be reviewed at the February 11, 2015 Planning Board Meeting. Mr. Perkins made a motion to accept the January 7, 2015 Workshop Minutes. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously to accept the January 7, 2015 Workshop Minutes.

7 PLANER ESCROW

No action required

8 CEO REPORT

No action required.

9 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:22pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary