

**Town of Turner, Maine  
Planning Board Minutes  
December 13, 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. R. Edward Morris, Mr. Mark Morris, Ms. Shirley Twitchell and new member Bill Bullard. Mr. Gregg Varney arrived at 7:02pm. Planner, Shelley Norton was present this evening. CEO, Bob Boutin was also present this evening.

**2 PUBLIC HEARING**

None.

**3 VERIFICATION OF QUORUM**

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

**4 PLANNING BOARD MINUTES FROM OCTOBER 25, 2017 AND NOVEMBER 8, 2017, WORKSHOP MINUTES FROM DECEMBER 6, 2017**

Mr. Mark Morris made a motion to accept the Minutes from October 25, 2017. Mr. Lee seconded the motion. Mr. Lee suggested one change. Mr. Lee's last name in one area was not correct. **(Someone in the Town Office will need to correct the Minutes for this error)**. The Board Members voted 3 in favor and 3 abstentions to accept the Minutes from the October 25, 2017 meeting. Ms. Twitchell, Mr. Varney and Mr. Bullard abstained from voting because they were not present at the October 25, 2017 meeting. Ms. Twitchell made a motion to accept the Minutes from November 8, 2017. Mr. Mark Morris seconded the motion. The Board Members voted 4 in favor and 2 abstentions to accept the Minutes from the November 8, 2017 meeting. Mr. Varney and Mr. Bullard abstained from voting because they were not present at the November 8, 2017 meeting. Ms. Twitchell made a motion to accept the Workshop Minutes from the December 6, 2017 meeting. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Workshop Minutes from the December 6, 2017 meeting.

**5 OLD BUSINESS**

**A. BIG BEAR LANE AMENDMENT#2-STREET CONSTRUCTION**

Ms. Twitchell made a motion to accept the Application as complete. Mr. R. Edward Morris seconded the motion. The Board Members voted 5 in favor and 1 abstention. Mr. Bullard abstained from voting. Ms. Norton stated that she had received no new information however a request for a waiver to the scale of the drawing had been requested. There was then a discussion regarding the finishing of the wall which included the appearance, earth tone concrete paint on the bottom and a wooden fence at the top. Ms. Twitchell made a motion to waive the requirement for the required scale to the new scale so the plan could be read properly. Mr. R. Edward Morris seconded the motion. The Board Members voted unanimously. Mr. Richard Lee made a motion to accept Amendment #2 Big Bear Lane Street Construction. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept Amendment #2 Big Bear Lane Street Construction. Ms. Norton then reviewed the Findings of Fact with Conditions of Approval 1 through 4. Condition 1 ensued a discussion regarding raising the Performance Bond in order for the Town to higher an Engineer to perform the inspections. Mr. Schaub stated that this could be discussed at the next Board of Selectmen's meeting if Mr. Harlow chose to do so. Attorney Jason Dionne from Isaacson Raymond is representing Mr. Harlow this evening. Mr. Dionne stated that Condition 4 is a private issue with Mr. Harlow and the abutters and is a civil matter. Mr. Perkins stated that the abutters needs have to be satisfied. Mr. Maloney then referred to the meeting held on November 8, 2017 where the abutters were unanimous in stating their concerns with this project and their unhappiness at how this project had progressed. They felt that their needs had not been met. There was

continued discussion regarding Condition 4. It was agreed upon by all that the wording of Condition 4 would be tweaked before the Findings of Fact would be accepted.

**6 NEW BUSINESS**

**A. BAILLARGEON MEDICAL MARIJUANA – SKETCH PLAN**

Ms. Norton stated that she met with the applicant on December 8, 2017 and that there was a site walk held on December 9, 2017. This proposed project is located on Auburn Road across from Clark Metal Fabrication. It was stated that the proposed building would be a 40 by 60 foot structure with parking for three employees. Ms. Norton stated that the Application would be reviewed at the January 10, 2018 meeting. She also stated that there would also be a Public Hearing held on January 10, 2018.

**7 OTHER**

**A. COMPREHENSIVE PLAN**

Mr. Schaub stated that the town has been in the solicitation process for members for this committee, seven folks are interested.

**B. ORDINANCE AMENDMENTS**

It was stated that there would be a joint meeting held with the Planning Board Members and the Board of Selectmen on either 1/2/18 or 1/16/18 to discuss Ordinance Amendments.

**C. PLANNING SERVICES**

Ms. Norton stated that she would like to see an additional week added to the Ordinance Amendment for the Application process.

**A. OTHER ITEMS NOT ON AGENDA**

None.

**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**

Ms. Twitchell made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:52pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary