

**Town of Turner, Maine  
Planning Board Minutes  
November 26, 2018**

**1 CALL TO ORDER**

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

**2. VERIFICATION OF QUORUM**

Mr. R. Edward Morris stated that there were 4 Board Members in attendance which constitutes a Quorum.

**3. PUBLIC HEARING**

**No Public Hearing**

**4. OLD BUSINESS**

**General Turner Hill Union Barn**

Mr. R. Edward Morris discussed that the board could possibly look into putting an amendment in for the definition of Wedding barn and what it would be classified as. There was also conversation on what the current zone would classify as.

Mr. Lee motioned to make an Amendment and it was Seconded by Mr. Bullard.

This motion would be for the board to draft an amendment to discuss what the building would be classified as and what the service would be called. They also would need to draft language for Rural 1 to be able to run the business.

Ms. Green questioned on how the Blue Herron Inn is working and running where they are in a Flood Zone. It was questioned on why the Blue Herron Inn would be unable to run a Business in Rural 1 like they are and Ms. Green is unable to do the same.

Mr. Matt Maloney suggested that perhaps the zone for Blue Herron is not in the Rural 1 residential zone like the proposed Wedding Barn. He lives on General Turner Hill Road and he wanted to know if the board would be discussing the name of the building or the zone. He is just trying to get information because there are some residents that live there and moved to the area because it is a quiet location.

Ms. Twitchell mentioned that those points are what she was trying to explain at the last meeting. And there are some safety issues that should be looked into as well.

It was mentioned by Ms. Green that this is a Wedding Barn and that the traffic would only be once a week.

Mr. Schaub did mention that while it may only be once a week if the business did take off they could possibly be looking at more days the property is rented. In past experience with some of the Town owned building he has seen an increase in usage. There could be weddings, or birthday parties or funerals.

Mr. Matt Maloney questioned if the board would look into what a Wedding Barn would be classified as.

Mr. Lee stated that back in 2016 when the board had looked at a proposed Wedding Barn in a different location the board at that time had considered the wedding barn was the best described as a “service”

Mr. Morris stated that in the past the board would do an ordinance amendment.

Ms. Twitchell stated that it would be on what the definition of a Wedding Barn is and where it would go or if it would be a zone ordinance.

Mr. Davenport stated that he talked to other Wedding Barn owners one being in Pownal. He stated that in that location that wedding barn is limited to a certain time of year. The town counsel in that area came up with a classification that had an exception based on what the population is those areas the proposed business would be built and it is a way for the board to have control on what an where these types of businesses can go.

Ms. Twitchell mentioned that in the past the board as looked into how other towns similar to the Town of Turner have handle matters in those cases.

Mr. Lee stated that even if the board did address the selectmen on the possibility of an exception clause it still does not guarantee it will be allowed.

The Selectman suggested Mr. Davenport and Ms. Green make a survey and talk to the abutters in the area to get a feel on how they would feel about a Wedding Barn being built. The abutters are all family so the survey would provide the best data unless the board.

Mr. Morris stated that the board just wanted to make sure everything is lined up before they go through all the motions. The board did not want the applicant to spend a bunch of money upfront to find out late that the project would not be able to be done.

There was question from Ms. Green on if they are able to farm on the land and build a barn and use the barn for additional income if they so choose.

Mr. Lee questioned on if there are any businesses that had been in operation near the proposed site in the past.

Ms. Green stated that in the past there had been a Garage and a Daycare near the proposed location that were operating.

Ms. Twitchell stated that none of those businesses mention came before the board so that would be a Code Enforcement Officer question.

Mr. Schaub stated that any business that was there previously could have been a home-based business which would not need planning board approval.

There was a motion to look into and creating a wedding barn definition made by Ms. Twitchell and seconded by Mr. Bullard. All were for the motion. (4 ayes)

## **5. Consideration of New Business**

### **Spartan Energy**

Mr. Schaub stated that he spoke with Mr. Thibeault and he did not have all the information put together for the meeting.

Mr. Bullard stated that per the changes in the spring, the board can not move forward. There would need to be a month notice to the public before a meeting.

Ms. Twitchell stated that she would not feel comfortable moving forward without all the information. The board needs to be informed and feels that the board needs a Town Planner before any other projects are worked on. She feels that the board needs to have a Planner to help the review all the plans and document. She also stated that she has never been on the Board without having a Planner to help guide them.

The application is not complete for Spartan Energy so the board can not move forward on a Public Hearing. Mr. Schaub stated that you can not move forward on a Public Hearing without having the information for the Public viewing 2 weeks prior to the meeting.

## **6. PLANNING BOARD MINUTES FROM October 15, 2018 and Work Shop Minutes from November 7, 2018**

Motion to table the Workshop Minutes from November 7, 2018 to December 5, 2018 was motioned by Ms. Twitchell and Seconded by Mr. Bullard. (4 ayes)

Motion to accept the Planning Board minutes October 15, 2018 made by Mr. Bullard and Seconded by Ms. Twitchell. Motion carried, (3 ayes, 1 abstained)

## **7. REPORTS**

A. Planner Escrow  
Will be discussed at the next meeting

B. CEO Report  
Will be discussed at the next meeting

C. Other

Ms. Twitchell would like to know if the meetings could be recorded. This would help with Board Members who may be unable to attend a meeting be informed and still able to take part in the approval process. This would be a big help with larger projects that may take 2 or 3 meetings and would be a way if someone missed a meeting still be able to vote and take part in future meetings.

Mr. Schaub stated that this would be something that could be done and there is money in Palnning Board budget that would allow for one to be purchased.

**8. ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**9. PUBLIC COMMENTS**

None.

**10. ADJOURNMENT**

Ms. Twitchell made a motion for adjournment and it was seconded by Mr. Lee, the board unanimously accepted. The meeting adjourned at 7:11 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.