

**Town of Turner, Maine
Planning Board Minutes
August 10, 2016**

1 CALL TO ORDER

Called to order at 7:07pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. R. Edward Morris and Mr. Mark Morris. Board Members Ms. Shirley Twitchell Mr. Gregg Varney and Ms. Joan Bryant-Deschenes were not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

2 PUBLIC HEARING

None.

3 VERIFICATION OF QUORUM

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

4 PLANNING BOARD MINUTES FROM MAY 11, 2016

Mr. Lee made a motion to accept the May 11, 2016 Minutes. Mr. R. Edward Morris seconded the motion. The Planning Board Members voted 3 in favor and 1 abstention. Mr. Mark Morris did not vote because he was not present at the May 11, 2016 Planning Board meeting. .

5 OLD BUSINESS

None.

6 NEW BUSINESS

A. MAVERICK MACHINE-SITE PLAN REVIEW AND SKETCH PLAN

Mr. Maloney stated that this business is currently located at the corner of Route 4 and Harlow Hill Road. The owners would like to move the business to Tidswell Road. This business is owned by Joe and Terry Monbleau. The business is low volume manufacturing of furniture and musical instrument components. Mr. Monbleau stated that this property was purchased over 20 years ago with the intent of someday running their business here. The property is 5 acres and located next to the chicken barns owned by Hillanddale Farms. The proposed building will have no windows or overhead doors. Kurt Youland will be hired to install the driveway. There will be no employees, just he and his wife. There will be no deliveries. The manufacturing will be contained to Moser Furniture and musical instrument components. There is no shipping and no trailers. The only delivery is once a month, UPS delivers plywood. There will be no chemicals or finishing done on the property. There will be no signage, no lighting and no mailboxes; this will be a closed shop. The driveway will be 20 feet wide. There will be a six cubic yard dumpster which will be emptied every 2 weeks. There was then a discussion regarding how close the building would be to the chicken barns. Mr. Monbleau stated that he had no issues with the chicken barns being so close. It was suggested that some sort of harmless agreement be drawn up between Mr. and Mrs. Monbleau and the owners of Hillanddale Farms. It was suggested that Mr. Maloney research the Agricultural setbacks. It was stated that there will be a 30 foot entrance. The plan is showing a 36 foot setback at one angle, the zoning laws are for a 50 foot setback. It was suggested that something in writing be secured from Hillanddale Farms stating that the 36 foot setback was okay. A Property Owner Agreement will need to be secured. The building will be stick built, with steel outside and a steel roof, it will have a 10 foot ceiling. Inside will be sheetrock and it will be a neutral color. There will be a small bathroom which will include a shower. The soil tests were good. Mr. Maloney then reviewed the Application Completeness Checklist for Site Plan Review. After reviewing the Checklist it was determined that all items were either found complete, not applicable or to be waived with the exception of Item 22 which will require further discussion. The discussion on Item 22 then ensued. It was

determined that something will need to be provided with regards to exterior elevations from either the builder or the Lumber Company, Hammond Lumber. It was agreed upon by all that a Public Hearing will take place on September 7, 2016. A Site Walk will be held on August 25, 2016 at 6:00; Mr. Lee made a motion to waive Items 22 (with regards to obtaining a stamp from a licensed engineer), 44 and 46. Mr. Mark Morris seconded the Motion. The Board Members voted unanimously to waive part of Item 22 and Items 44 and 46. Mr. Lee then made a motion to accept the Application Completeness Checklist for Site Review. Mr. Mark Morris seconded the motion. The Board Members voted unanimously.

Mr. Lee left the Board meeting at 8:22pm.

7 OTHER

A. COMPREHENSIVE PLAN

Mr. Maloney distributed the Turner Comprehensive Plan Assessment of Implementation Strategies for all to review.

B. MOTOR VEHICLE SALES ZONING AMENDMENTS

There was a discussion that feedback is needed from the Selectmen. A memo will be sent to the Selectmen.

C. BIG BEAR LANE UPDATE

It was stated that retaining walls and rip rap had been installed. Engineer Rob Prue's recommendation was that there was no need for this project to come back to the Planning Board.

8 REPORTS

A. Planner Escrow

No action needed.

B. CEO Report

Mr. Boutin read the CEO Report.

C. Board of Selectmen Liaison Report

No report.

D. Other

Mr. Perkins stated that Election of Officers will take place at the next regular held meeting. A full Board will need to attend this meeting.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 ADJOURNMENT

Mr. R. Edward Morris made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:11pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary