

**Town of Turner, Maine  
Planning Board Minutes  
March 8, 2017**

**1 CALL TO ORDER**

Called to order at 7:01pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. Mark Morris and Mr. Gregg Varney. Board Members Ms. Joan Bryant-Deschenes, Mr. R. Edward Morris and Ms. Shirley Twitchell were not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

**2 PUBLIC HEARING**

**A. WOOD STREET SUBDIVISION**

Mr. Perkins opened the Public Hearing at 7:02pm. Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Gotto stated that no abutters were present this evening. This project is for a house lot on 5.3 acres located on Wood Street with 450 feet of frontage. This lot was gifted to Kurt Youland's son, Brody Youland and now requires subdivision approval. There were no other comments. Mr. Lee made a motion to close the Public Hearing. Mr. Mark Morris seconded the motion. The Public Hearing was closed at 7:04pm

**3 VERIFICATION OF QUORUM**

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

**4 PLANNING BOARD MINUTES FROM FEBRUARY 8, 2017, MINUTES FROM THE PUBLIC HEARING HELD ON MARCH 1, 2017 AND WORKSHHP MINUTES FROM MARCH 1, 2017**

Mr. Lee made a motion to accept the February 8, 2017 Minutes. Mr. Mark Morris seconded the motion. The Planning Board Members voted unanimously to accept the February 8, 2017 Minutes. Mr. Lee made a motion to accept the March 1, 2017 Public Hearing Minutes. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the March 1, 2017 Public Hearing Minutes. Mr. Lee made a motion to accept the March 1, 2017 Planning Board Workshop Minutes with a change to the fifth line on the bottom of the page. Mr. Maloney agreed to make said change. Mr. Mark Morris seconded the motion. The Planning Board Members voted unanimously to accept the Planning Board Workshop Minutes from March 1, 2017 with said change.

**5 OLD BUSINESS**

**A. JEWELL DEVELOPMENT COMPANY-SITE PLAN REVIEW SKETCH PLAN SAND PIT**

Mr. Maloney stated that he had received no new updates from Mr. Jewell.

**B. WOOD STREET SUBDIVISION FINAL PLAN APPROVAL**

Mr. Mike Gotto of Stoneybrook Consultants, Inc is representing this project. Mr. Gotto referred to the Findings of Fact page 3, note regarding a portion of the lot being located in a Special Flood Hazard Area. Mr. Gotto also stated that only a fringe of this lot is located in a Flood Hazard Area and that this has been noted on the plan. Mr. Gotto would like to see Condition of Approval Number 1 waived. Mr. Maloney then referred to Subdivision Ordinance 10.11 page 25. There was then a short discussion. Mr. Gotto stated that the house is not in the flood zone. The discussion continued with Mr. Gotto reiterating that the house is not in the flood zone area and that a note on the plan stating this should be sufficient. Mr. Kurt Youland then commented that the piece of the property located in the flood zone area was very steep and nothing could be built in this area. It was then suggested that Condition Number 1 be waived. Mr. Lee made a motion to waive Condition Number 1 in the Finding of Facts and Conclusion of Law. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to waive Condition

Number 1. Mr. Maloney then read the Other Conditions of Approval. Mr. Lee made a motion to accept the Finding of Facts and Conclusions of Law with the Waiver and the Other Conditions of Approval. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Finding of Facts and Conclusion of Law with the Waiver and Other Conditions of Approval.

**C. COBBLESTONE CROSSING (ROUTE 4 BUSINESS PARK EXPANSION)  
SUBDIVISION-PRELIMINARY PLAN**

Mr. Perkins left the Board table. Mr. Mark Morris is now Chairing the meeting.

Mr. Mike Gotto of Stoneybrook Consultants, Inc. is representing this project. Mr. Gotto stated that in 2005 this 2 lot subdivision was approved. The approved plan was revised in 2007 with Lot 1 being developed and Lot 2 not yet being developed. R. Gotto stated that the street name is Brody Way and the plan is to develop 3 lots. Lot number 1 has 207 feet of road frontage on Route 4 with 1.4 acres. Lot number 2 has 304 feet of road frontage on Route 4. Lot number 3 is 1.50 acres. This project totals 6 acres. There was also a discussion regarding another street being named Boulder Drive. Mr. Gotto then explained the Storm Water Plan, the Road Design Plan and the Test Pit Plan along with the explanation of the public water supply. Mr. Gotto then stated that Association Documents are being drafted with regards to street maintenance ad well maintenance. Architecture Standards will be ready in April. There are no deed restrictions. Mr. Maloney then reviewed the Application Completeness Checklist for a Major Subdivision-Preliminary Plan. Items number 5,16, 23 and 29 will need to be provided. It was suggested waiving Items 34, 37, 38, 39, 41, 42 and 43. There was a discussion regarding Item 41 Statement of technical and financial capacity. It was stated that Mr. Youland will be paying all expenses out of his own pocket. There was also a discussion regarding Item 42, Traffic impact analysis. Mr. Gotto wants t use the 2005 permit received from the MDOT. It was stated that a traffic management study should be submitted at a later date. An entrance permit will need to be submitted. Items 44, 47, 48 and 49 were found complete. Mr. Maloney then read other notes 1 through 9. Mr. Maloney then proceeded to review the Application Completeness Checklist for Street Construction. Items 7, 8, 9and 23 were fund not applicable. It was suggested waiving Items 5 and 6. There was some discussion on revising the proposed street name of Boulder Drive. The copy of the approved Driveway/Entrance Permit will need to be provided in the future. There was then a discussion regarding the Performance Guaranty. It was stated that the Performance Guaranty should be for \$160,000. The discussion then turned to a Drainage Easement since part of the proposed road is in the Town's right of way. Mr. Lee then made a motion to waive Items 34, 37, 38, 39 and 42 for the Application Completeness Checklist for a Major Subdivision-Preliminary Plan and to find this Application complete. Mr. Varney seconded the motion. The Board Members voted unanimously to accept the Application Checklist for a Major Subdivision-Preliminary Plan with said waivers as complete. Mr. Lee made a motion to accept the Application Completeness Checklist for Street Construction with a waiver for Item 5. Mr. Varney seconded the motion. The Board Members voted unanimously to accept the Application Completeness Checklist for Street Construction with said waiver. There was then a short discussion regarding ditches along Route 4 at the time of development, securing a legal opinion regarding lot numbering of the remaining land, an MDOT entrance permit and a scoping application. There will be a Public Hearing held on April 12, 2017.

Mr. Perkins returned to the Board table and is now Chairing the meeting.

**6 NEW BUSINESS**

None.

**7 OTHER**

**A. COMPREHENSIVE PLAN UPDATE**

No update.

**B. PLANNER SERVICES**

Mr. Maloney will be retiring in June from AVCOG. There has been no decision made for a successor from AVCOG or if Mr. Maloney will continue as a Freelancer to support the town of Turner.

**8 2017 ORDINANCE AMENDMENTS**

**A. MOTOR VEHICLE SALES ZONING AMENDMENTS**

Mr. Maloney read the changes to this Ordinance Amendment listed on page 8. Mr. Lee made a motion to accept this amendment as written for presentation at the Town meeting to be held on 4/8/17. Mr. Mark Morris seconded the motion. The Board Members voted unanimous to accept this Ordinance Amendment as written.

**B RECREATIONAL MARIJUANA MORATORIUM ORDINANCE**

The Ordinance Proposal is to enact a 180 day moratorium on this new law recently passed in the State of Maine with the Board of Selectmen being able to extend the moratorium an additional 180 days. Mr. Lee made a motion to accept this Ordinance Proposal, Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept this Ordinance Proposal.

**C MARIJUANA CARE GIVING GROWING STANDARDS**

Mr. Maloney read the changes to this Ordinance Amendment. Mr. Lee made a motion to accept this Ordinance Amendment, Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept this Ordinance Amendment.

**D ZONING MAP AMENDMENTS**

- 1. Randy Murray/Map 73 Lot 19 (Rural I to Agricultural/Industrial)
- 2. Map 21 Lot 5 and portions of map 21 Lots 2 & 2-a from GR I to GR II
- 3. You Land Convenience, LLC

Mr. Maloney explained the changes to items 1 and 2. There was then a discussion regarding Item 3 and the need for the Comprehensive Plan to be changed to agree with this proposed Zoning Map Amendment. There was also a discussion regarding Spot Zoning. Mr. Lee made a motion to accept the Zoning Map Amendments, Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept this Mr. Lee made a motion to accept this Ordinance Amendment, Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept this Ordinance Amendments.

**E SITE PLAN REVIEW APPROVAL DURATION**

Mr. Maloney stated that this wording shall be changed from 1 to 2 years. Mr. Lee made a motion to accept the change to this Ordinance Amendment, Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the change to this Ordinance Amendment.

**F PUBLIC HEARING RESULTS**

This item will be stricken.

**G PLANNING BOARD RECOMMENDATIONS**

To be discussed at the Planning Board Workshop.

**H TOWN MEETING ASSIGNMENTS**

To be discussed at the Planning Board Workshop.

**9                   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.

**10                  ANNOUNCEMENTS AND CORRESPONDENCE**

None.

**11                  PUBLIC COMMENTS**

None.

**12                  ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:53pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary