

Town of Turner, Maine
Planning Board Minutes
August 9, 2017

1 CALL TO ORDER

Called to order at 7:00pm by Vice Chairman Mr. Mark Morris. Those Members present were Mr. Morris, Mr. Richard Lee, Mr. R. Edward Morris, Mr. Gregg Varney, Ms. Shirley Twitchell and Ms. Joan Bryant-Deschenes. Board Member Mr. Thomas Perkins was not present. Planner, John Maloney was present this evening. CEO, Bob Boutin was also present this evening.

2 PUBLIC HEARING

A. BLISS FIELD FARM

Mr. Mark Morris opened the Public Hearing at 7:01pm.

Mary Jo Nichols addressed the Planning Board. She stated that she and her husband were about to purchase the property located at 190 Lower Street in order to turn the property into an Event Venue. The name would be Bliss Field Farm. Events would be held from April through October. The house would be available for rental Thursday through Sunday. The house would also become available for rental November through March for winter sport enjoyment. Mrs. Nichols then stated the hours of operation and the rules of operation as follows:

1. One event at a time ending by 10:00pm.
2. All guests and vendors leaving the premises by 11:00pm.
3. No Parking on the street.
4. Fire Works will not be permitted.
5. No smoking,
6. Recorded Music only.
7. Music must end by 9:30pm.
8. Alcohol must not be served after 10:00pm.
9. Insurance provided by the vendors operating at the event.
10. Representation at the event either by the owners of the property or their representatives.

It was the hope that local vendors would be associated with the event. Sound Barriers would be installed. Only one event per week would be allowed. A sketch of the property was then reviewed. The venue would be able to accommodate 80 to 100 people. It was stated that there would be parking for 52 cars which would include handicapped parking. There would be a gravel walkway. There will be 3 bathrooms and 1 handicapped bathroom. There will be a gazebo, surrounded with flowers. There will be a small sign at the front of the property. Mr. Hartley Eaton the present owner of the property then stated that if the Nichols do not purchase his property then he will most likely lose the property to the bank.

Mr. Gary Stevens an abutter then addressed the Planning Board. Mr. Stevens spoke on behalf of many of the abutters present. He stated various reasons why this venue would not work in this location. Some of these reasons included issues that would affect the twelve homes which were in close proximity to the venue. Lights at night, noise and many vehicles driving in and out of the property were just some of the issues. There was also the big issue of the surrounding property values decreasing. Should this rural farm area be turned into a commercial property? The house being rented during to and leading up to the event, does this now make this a Bed & Breakfast or a Hotel/Motel? This neighborhood contains a significant amount of school age children as well as folks who like to jog as well as walk in this neighborhood. Many safety issues will increase. Who will the neighbors be able to call when the rules and the contracts are broken? There is already an issue with speeding vehicles now on Lower Street. More vehicles in this area will only make the speeding issues worse. Mr. Stevens then reviewed the Site Plan Review Ordinances and the issues that would affect the Ordinances.

Gail Salvatore, an abutter, appealed to the Planning Board to refuse the request for this commercial venue to be allowed in this area. Ms. Salvatore asked the Planning Board to please consider the residents' concerns. Mr. Trevor Basset, an abutter, then stated that this area is in the country with an abundance of peace and quiet. He also stated that there were many concerns for the children in this area as well as the livestock. Mr. Doug Kinshen, an abutter stated that he just moved to Turner and enjoys the peace and quiet. He stated he was concerned about an increase in traffic as well as real estate values falling. Mr. Martin Fournier, an abutter, stated that he is a police officer and that a huge amount of speeding tickets have been written to drivers on Lower Street who have not be obeying the speed limit. He sees this issue increasing with more vehicles in this area. Mr. Fournier also is concerned with drinking and driving. Ms. Betty Hamlin, an abutter also stated that the speeding issues will increase and the property values will fall. She asked the Planning Board to please not approve this project. Mr. Gregg Varney than asked if there were anyone in favor of this project. There was no one in favor.

Mr. Mark Morris closed the Public Hearing at 7:42pm

3 VERIFICATION OF QUORUM

Mr. Mark Morris stated that there were six Board Members in attendance which constitutes a Quorum.

4 PLANNING BOARD MINUTES FROM JUNE 14, 2017, JULY 12, 2017, WORKSHOP AUGUST 2, 2017

The review of the June Minutes was tabled until the September Planning Board Meeting. Mr. Lee made a motion to accept the Minutes from the July 12, 2017 Planning Board meeting. Ms. Twitchell seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the Minutes from the July 12, 2017 meeting. Ms. Bryant-Deschenes abstained from voting because she was not present at the July 12, 2017 meeting. Mr. Lee made a motion to accept the Workshop Minutes from August 2, 2017. Mr. R. Edward Morris seconded the motion. The Board Members voted 4 in favor and 1 abstention to accept the workshop Minutes from the August 2, 2017 Workshop meeting. Ms. Bryant-Deschenes abstained from voting because she was not present at the August 2, 2017 Workshop meeting

5 OLD BUSINESS

A. YOULAND CONVIENCE, LLC-SITE PLAN REVIEW APPROVAL OF FINDINGS

Mr. Maloney reviewed the changes to the Findings of Fact and Conclusion of Law with Conditions of Approval 1 through 9. Ms. Twitchell made a motion to accept the Findings of Fact and Conclusion of Law with Conditions 1 through 9. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and Conclusion of Law with Conditions 1 through 9.

6 NEW BUSINESS

A. BLISS FIELD FARM SITE REVIEW

Mr. Maloney stated that a Site Walk was held on July 19, 2017. Present were Mr. Maloney, Mr. R. Edward Morris, Ms. Twitchell and Mr. Bob Boutin. Mr. Varney stated that he drove by and that he was also familiar with the property. Mr. Mark Morris and Mr. Perkins went on their own to visit the property. It was stated that the Site Walk took about an hour. Noise, lighting and parking were discussed during this time. There was then a lengthy discussion as to what type of business would this venue be considered. Is it to be considered a Bed & Breakfast? Is a wedding venue considered a Service Business? This property is located in a rural agricultural area. The proposal for this venue does not entirely fall under any of the Town of Turner's Ordinances. After continued discussion Mr. Lee made a motion that the Planning Board finds that this proposed project is a Service Business and this Use is not permitted in the Rural I District. Ms. Twitchell seconded the motion. After continued discussion the Board Members voted unanimously to find that this type of Use, a Service Business, is not permitted in the Rural I District.

7 OTHER

A. ITEMS NOT ON THE AGENDA

Scott's Recreation will be discussed at the September Planning Board meeting.

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

There was a brief discussion regarding the Blue Heron Project and the Flood Plain Map.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 PUBLIC COMMENTS

None.

11 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:55pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary