

**Town of Turner, Maine  
Planning Board Minutes  
June 19, 2019**

**1 CALL TO ORDER**

Called to order at 6:00 pm by Mr. Bill Bullard, Chairman. Those Members present were Mr. R. Edward Morris, Mr. Bill Bullard, Mr. Brian Emmons Ms. Shirley Twitchell, Mr. Kelvin Youland and Mr. Richard Lee. Mr. Russell Pack joined after the start of the meeting. Mr. Kurt Schaub, Town Manager and Bob Folsom, Code Enforcement were also present.

**2. VERIFICATION OF QUORUM**

Mr. Bill Bullard stated that there were 6 Board Members in attendance which constitutes a Quorum.

**3. PUBLIC HEARING**

**Vacationland Cannabis**

The location will be at 1520 Auburn Road. Mr. Brent Fanjoy is looking to open a Medical Marijuana Store Front. An Ordinance to allow the same was passed by the Town of Turner at the April Town Meeting. He thanked the Town Manager and the CEO Officer for their help in the process of filing his application.

**Sail Energy, Murray – Heutz Heating Oil & Propane**

Mr. Bullard stated that Mr. Schaub had provided a written a memo to the Planning Board and stated that per his research in the project and due to the nature of the business because there are tanks already in place and they would only be moving additional tanks to the site that would be replacing the current tanks he did not see a need for Planning Board approval.

Mr. John Maloney stated that the Board did require Mr. Blanchard to go through the site plan review when he expanded at his business. Mr. Schaub commented that when he reviewed the file from Mr. Blanchard's site he did not see a reason on why Mr. Blanchard had to go through that process where this is the same situation.

Mr. Morris stated that his understanding with Mr. Blanchard's project was that Blanchard Fuel and Oil expanded their tanks where the Murray Oil project is looking to replace tanks.

Mr. Ashley O'Brien, spoke in regards to the project and stated that he is looking forward to moving the tanks that are currently on General Turner Hill Road, a residential road that is posted to a location that will be much safer on Auburn Road.

Mr. Maloney stated that he disagrees with the Planning Board's decision and he believes that Mr. Blanchard should be refunded for all the money he had to pay to expand his tanks with his business.

**4. OLD BUSINESS**

**Vacationland Cannabis**

The Board reviewed the checklist and had questions on the following:

# 4 This building is already standing and has gone through sight plan review. Mr. Morris stated that this is a current building that has been approved.

# 10 Mr. Lee stated that he had a question on the Sign and how far the sign is from the property line. The Applicant stated that it is his intent to replace the current signs that are in place now.

# 11 The proposed additional lights will need to be a cut-off. **Should be C3-B**

#12 The applicant will remove all waste (cardboard ect) from the site every night.

# 14 The previous plan stated that the current plan had a higher amount of peak hour traffic. Mr. Fanjoy expects less than 100 a day.

**Section C #4**

Mr. Schaub stated that because this is a request for a retail operation not a grow operation.

**Section C # 5**

Mr. Bullard questioned on how the waste would be handled if a product went out of “date”. Mr. Fanjoy stated that he monitors his inventory closely and he does not see waste being an issue. Everything will be in final packaging in the store.

Mr. Schuab stated that in his research that the Board could vote yes or no on the “Findings of Fact” and Mr. Fanjoy could go to the Select Board for approval.

Mr. Emmons questioned on who would be allowed to sell the product. Mr. Fanjoy stated that he has a license to sell as well as his wife. His son has interest but is only 20 at this time so that would.

Mr. Lee questioned on what the Town of Turners requirement for the signs. He questioned on if the sign presented is following the Towns requirements.

Mr. Fanjoy stated that he plans to have a double face 4 by 8 sign replacing a current sign on the building.

Mr. Pack made a motion to find the checklist complete and Mr. Emmons seconded the motion. (all approved, 7 ayes)

Mr. Schaub will have the findings of fact for the Board at the next meeting to be voted on in July.

Mr. Emmons made a motion to approve the project with the condition of the sharp light cut-off and Sign approval and it was seconded by Mr. Lee. (all were in agreement 7 ayes)

## **Sail Energy, Murray-Heutz Oil & Propane**

Mr. Bullard questioned if the Board had any comments on the project after reading the memo from Mr. Schaub, Town Manager.

Mr. Pack questioned what the project would include. Mr. O'Brien stated that the intent is to move the current tanks on General Turner Hill Road to their Auburn Road location. They have gone through all the steps with the State and the State Fire Marshall and have gotten approval for the project

Mr. Morris questioned on if they had plans on adding a new tank later if they would need to go in front of the Board for approval.

Mr. Emmons questioned if Mr. Folsom had any issues with the approval for the project. Mr. Folsom stated that he has worked in the fuel industry and he has spoken with the State already on the proposed project. He stated that he knows what to look for and has experience.

Mr. Schaub stated that the Board already has the proper documentation on the site that has given approval previously.

The Board agree to pass the project to the C.E.O. for approval based on the current information.

## **5. New Business**

### **Hillview Estates**

Sketch Plan review. Mr. Gotto presented the Board with the plans for expansion of a current mobile trailer park. The zoning was changed for the area in 2018 by the Town.

Mr. Gotto stated that the applicant is looking for approval from the Board in the Zoning Ordinance and the Subdivision Ordinance and Street Construction Ordinance. The applicant will be in for multiple requests.

All of the lots will have individual septic systems and the lots will use the existing well.

The applicant will propose Blue Hill Drive and Oak Hill Drive will connect and there will be a gated emergency route.

Mr. Lee questioned on what the expectations of the emergency exit would be. It was stated that the Fire Department and Owner will have a key and it will be gated and locked at all times. Mr. Kurt Youland stated that there would be a lock box at the gate so there could be access for emergency and it would not be used for every day use.

Mr. Gotto stated that Lot 40 in the plan had to be redesigned for the road in case it would need to be extended.

Mr. Kelvin Youland stated for the recorded that he is relative of the applicant.

Mr. Gotto stated that they will need to deal with the drainage different than in the past because of the Storm Water changes. They are still working on a plan for that.

Mr. Lee questioned if the residents had access to the pond to use. Mr. Gotto stated that there is a Gazebo and Paddleboats in the Pond.

Mr. Morris stated that he is curious to now how close the lots are to the water. Mr. Gotto stated that they are 250 ft.

Mr. Bullard suggested the Board plan a site walk to be familiar with the lot and what the plan would be.

The Board will plan to do a site walk on Monday June 24, 2019 at 5:30 at Hillview Estates and the Board will drive into Acorn Drive. Mr. Morris would like to see the shoreline and the current proposal for the building would be.

### **Wildlife Acres Subdivision**

Mr. Gotto stated that he was here on behalf of Mr. Mark Morris. The current plan was approved in 2005 and came back to the Board in 2007. At that time the proposal had the lots divided with a larger lot at the end. The current proposal in front of the Board today would to divide the 50 acre lot to another subdivision. The applicant has the DOT approval for Mavis Drive. Every lot on Mavis Drive has 250 ft of Road Frontage. There would be a road built called, Paul's Way, that will serve 2 homes. This would not be a Town Road and would be privately maintained. Mr. Gotto stated that he has seen homes built in the Town of Turner that do not have 250ft frontage for a back lot.

The proposed lots will not be part of the current Association of the current lots.

Ms. Twitchell questioned who currently maintains the Road at this time if the last lot will not be part of the association.

Mr. Gotto stated that they are working on redesigning the wetlands.

Mr. Morris stated that he would like to see a connected road verse having 2 dead end roads to take care of. Mr. Gotto stated that per the updated ordinance that was passed by the Town this project does not need 2 access points.

Mr. Gotto stated he did discuss the E911 numbering system for the lots. Mr. Gotto will put dots on the plan to suggest where the buildings will be located.

The Board will plan to meet at 6:30 for a site walk on Monday June 24, 2019.

### **RJB & Son Motor, Co**

The Applicant has pulled the permit for the project at this time.

## **6. Other Business**

None

**7. PLANNING BOARD MINUTES FROM May 15, 2019.**

Motion to accept the Planning Board with minutes from May 15, 2019 made by Ms. Twitchell seconded by Mr. Morris, Seconded by and the motion carried, (7 ayes)

**8. REPORTS**

- A. Planner Escrow  
An update was given to the Board.
- B. CEO Report
- C. Other

**9. ANNOUNCEMENTS AND CORRESPONDENCE**

Mr. Schaub stated the Town has been in talks with a new Town Planner who will work on a part time trial basis. Mr. John Cleveland met with the Town Manager, Chairman of the Select Board, Mr. Kurt Youland and the Chairman of the Planning Board, Mr. Bill Bullard to discuss what would be needed from him for the Town. Mr. Schaub stated that he has talked to other Towns who have worked with Mr. Cleveland and has been told he is good to work with.

Mr. John Maloney stated that he would discourage the Town from doing businesses with Mr. Cleveland. He has worked with him in the past and he will tell people what they to hear and would not be good for the Town of Turner.

Mr. Schaub stated that the Board now has the proper updated Ordinances with updates.

The Workshop will be on Tuesday July 2, 2019 instead of July 3, 2019.

**10. PUBLIC COMMENTS**

Mr. John Maloney stated that he is working with an individual for an amendment of a subdivision. He is assuming that this would be proper notification to be on the Workshop agenda for the next workshop. Mr. Maloney questioned on what the Board would like to see from the applicant prior to the workshop. The Board will look into this further at the workshop.

**11. ADJOURNMENT**

Ms. Twitchell made a motion for adjournment and it was seconded by Mr. Lee and the Board unanimously accepted. The meeting adjourned at 8:22 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.