

**Town of Turner, Maine
Planning Board Minutes
September 10, 2014**

1 CALL TO ORDER

Called to order at 7:04pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, Thomas Perkins, Richard Lee, R. Edward Morris and Mark Morris. Ms. Joan Bryant-Deschenes arrived at 7:08pm. Board Member Shirley Twitchell was not present. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

**2 PUBLIC HEARINGS
A DUVAL AUTO SALES**

Ms. Imber opened the Public Hearing at 7:05pm.

Mr. Justin Vining is representing this project this evening. Mr. Vining stated that the original plan was for 30 parking spaces at the Annex location. The revised plan now known as Phase I would have only 11 spaces. The gravel area was highlighted on the plan the Board Members were reviewing. The funding for Phase I would be between \$1,500 and \$2,000. This funding would be all out of pocket. Mr. Vining then stated that the driveway would be extended by 60 feet. There would be 2 lights. Each would be 75 watt residential flood lights. There will be no sign. Phase II would be structured like a cul de sac.

Ms. Imber closed the Public Hearing at 7:08pm.

**3 OLD BUSINESS
A DUVAL AUTO SALES-REPORT OF 8/18/14 SITE WALK**

Mr. Maloney stated that the written report regarding the site walk was given to the Board Members at the 8/18/14 Workshop meeting. All of the Board Members were present at the site walk except Mr. Lee. Mr. Vining and Mr. Labbe were also present. The property had been flagged as to where the vehicles would be located.

B DUVAL AUTO SALES-SITE REVIEW

Mr. Maloney reviewed the Application Completeness Checklist for Site Plan Review. Mr. Maloney stated that Items 9, 22, 24 and 50 had all been found complete. Item 52, the Application Fee would be received before this evening's meeting ended. Mr. Maloney then stated that Items 11, 13, 30, 44 and 46 should be waived. There was a short discussion regarding Item 22. Mr. Vining distributed a photo of the structure that would be relocated to this property. It would have a farmer's porch on the front. The siding would be changed. The building would be 10 x 16 feet and the porch would be 4 x 16 feet.

Ms. Bryant-Deschenes left the Board table at 7:20pm and returned at 7:23pm.

Mr. Lee made a motion to waive Items 11, 13, 30, 44 and 46. Ms. Bryant-Deschenes seconded the motion. Mr. Perkins asked how much of total square footage would be impervious. Mr. Vining stated just the 25 x 75 foot driveway. Mr. Williams commented this is about ½ acre. Mr. Maloney stated that the total area is about 7.4 acres. The Board Members voted unanimously to waive Items 11, 13, 30, 44 and 46. Mr. Mark Morris made a motion to accept the Application Checklist as complete. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to accept the Application Completeness Checklist as complete. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law. Mr. Maloney reviewed the Preservation of Landscape and stated that entire project was 7.4 acres with 1.4 acres cleared for the project. There was then a discussion regarding the possibility of the

storage shed being enlarged in the future. Mr. Maloney stated that Mr. Williams could approve no more than a 30% enlargement. There was then a discussion regarding turning the storage shed into office space in the future. If there was to become office space it may need to come back to the Planning Board for review. There was then a discussion regarding the MDOT Permit and curb cuts. Mr. Maloney stated that there was a minimum of a 20 foot radius. Mr. Vining stated that the MDOT had approved a 25 foot entrance. There would be no parking signs at the entrance. There was then continued review of the Findings of Fact and the Conclusion of Law. There was a discussion of this area becoming muddy in the spring. Mr. Vining stated that if that happened the vehicles would be moved to the main location on Route 4 located at 1448 Auburn Road. It was stated that there would be no signs. The lighting will be of the cutoff type. There was then a discussion regarding the funding. Mr. Vining stated that the cost would be no more than \$2000.00. Mr. Maloney then reviewed the Conditions of Approval 1 through 5. It was agreed upon by all that Condition 5 will now become Condition 6 and that the new Condition 5 will be describing the type of lighting to be installed. It was stated that there will be a note on the Final Plan regarding the size of the driveway radius. Mr. R. Edward Morris made a motion to accept the Findings of Fact and Conclusion of Law with Conditions 1 through 6. Mr. Lee seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and the Conclusion of Law with Conditions 1 through 6.

4 NEW BUSINESS

A MATTHEW HAZEN-CHANGE IN USE OF NON-CONFORMING USE-SITE REVIEW/SKETCH PLAN (USED CAR SALES/SERVICE)

No one is present this evening.

B ROBERT HARLOW-STREET CONSTRUCTION INFORMATIONAL EXCHANGE

Mr. Robert Harlow addressed the Planning Board and stated that he would like to make improvements to Big Bear Lane, which is located off of Route 219 West. The grade of this road is very steep graduating from 6% to 8% to 10%. Mr. Maloney asked Mr. Harlow why he was considering this project. Mr. Harlow stated that the wood lots on this property could be developed in the future. Right now there are six residences that share the private road. There was continued discussion on the steepness of the road and the grading. There was then a discussion regarding the major erosion. A site walk was then agreed upon by all for 9/15/14 at 6:00pm.

5 PLANNING BOARD MINUTES FROM AUGUST 13, 2014 AND WORKSHOP MINUTES FROM SEPTEMBER 3, 2014

Mr. Perkins made a motion to accept the August 13, 2014 Planning Board Minutes. Mr. Mark Morris seconded the motion. The Board Members voted 4 in favor and 2 abstentions to accept the August 13, 2014 Planning Board Minutes. Mr. Lee and Mr. R. Edward Morris abstained from voting because they were not present at the August 13, 2014 meeting. Mr. Mark Morris made a motion to accept the Minutes from the September 3, 2014 Planning Board Workshop. Mr. R. Edward Morris seconded the motion. Mr. Lee stated that a correction needed to be made to Item 5. The Board Members voted 4 in favor and 1 abstention to accept the Minutes from the September 3, 2014 Planning Board Workshop with the correction to Item 5. Mr. Perkins abstained from voting because he was not present at the September 3, 2014 Workshop meeting.

6 PLANER ESCROW

No action required

7 CEO REPORT

No action required.

8 OTHER ITEMS

A ELECTION OF OFFICERS

Mr. R. Edward Morris made a motion to elect Ms. Margaret Imber as Chairman. Mr. Lee seconded the motion. The Board Members voted unanimously to elect Ms. Imber as Chairman. Ms. Imber made a motion to elect Ms. Shirley Twitchell as Vice Chairman. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to elect Ms. Twitchell as Vice Chairman. Ms. Imber made a motion to elect Mr. R. Edward Morris as Secretary. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to elect Mr. R. Edward Morris as Secretary.

9 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 7:32pm.

Respectfully submitted by

Karen Wilcox
Recording Secretary