

**Town of Turner, Maine
Planning Board Minutes
July 17, 2019**

1 CALL TO ORDER

Called to order at 6:06 pm by Mr. Bill Bullard, Chairman. Those Members present were Mr. R. Edward Morris, Mr. Bill Bullard, Mr. Brian Emmons, Mr. Kelvin Youland and Mr. Richard Lee. Those Absent, Mr. Russell Pack and Ms. Shirley Twitchell. Mr. Kurt Schaub, Town Manager, Bob Folsom, Code Enforcement and John Cleveland, Town Planner were also present.

2. VERIFICATION OF QUORUM

Mr. Bill Bullard stated that there were 5 Board Members in attendance which constitutes a Quorum.

3. PUBLIC HEARING

None

4. OLD BUSINESS

Vacationland Cannabis

The Board Reviewed the Conclusion of Law and Findings of Fact and corrected a couple of typographical errors. Mr. Lee motioned to find the Findings of Fact and Conclusion of Law Complete with the appropriate changes. Mr. Youland seconded the motion and the motion passed (5 ayes)

5. New Business

Hillside Acres

Mr. John Cleveland updated the Board on his findings in regards to the project. He informed the Board that this lot has been divided in the Registry of Deeds and there is an existing Tax Map in the Town records. He had spoken to the applicant and they will combine their lots so that they are no longer two lots and will have the proper documentation done to reflect the same.

Mr. Lee questioned on the proposed to the Findings of Fact that was provided to the Board drafted by Mr. John Maloney on behalf of the applicant. Mr. Cleveland said that he has reviewed the same and he would not recommend the Board going with those Findings of Fact.

Mr. Emmons questioned on if the Applicant was looking to combine or divide the lots.

The applicant, Mr. Couillard stated that they are looking to do both. He bought property back in the 1980's and the lots have been divided in the past. The Applicant is looking to be able to divide a portion of his property to be able to give to his son.

Mr. Cleveland stated that the applicant would first need to file with the Registry of Deeds to state that the lots have been combined.

Mr. Schaub stated that to give the applicant the approval for combination of the lots they would need something in writing.

Mr. Bullard stated that he would like to be able to give the applicant the proper documentation so that they can move forward with the project.

Mr. Cleveland stated that the Board should consider also updating the subdivision plan in the Registry of Deeds.

Mr. Morris questioned on if the Board would be taking this request as a verbal testimony so that the applicant can get the ball rolling.

Mr. Youland stated that he would like to see a sketch to show what they are looking to do on the property.

Mr. Morris stated that he would like to see the Findings of Fact state that a building permit would not be issued unless everything has been completed.

Mr. Youland stated that they should have a Condition that states that there must be a Map drafted, a copy of the deeds that were recorded in the Registry of Deeds and that the Code Enforcement Officer must not issue a permit until everything has been satisfied.

Mr. Schaub stated that the Town will get the information back to the Registry of Deeds where the Town is mentioned.

Mr. Schaub drafted the same based on the request of the Board. Mr. Lee motioned the to accept the Findings of Fact drafted by Mr. Schaub and it was seconded by Mr. Youland. (5 ayes)

FMC Automotive

The Board reviewed the document provided by Mr. Berry in regards to opening a Home Occupation.

Mr. Morris questioned what type of fence would be built on the property. Mr. Berry stated that he does have a lot of wind that hits his house and he would like to build a 10 foot fence to help with the wind and to help shelter his business from being a possible eye sore.

Mr. Folsom stated that he has reviewed the Finding of Fact and that per the Town's ordinances he would not be required to have a Sign permit as long as the sign stays within the guidelines. Mr. Berry did state that he would be looking to have a small sign.

Mr. Lee stated that it was a nice presentation from Mr. Berry. Mr. Emmons motioned to approve the Findings of Fact and it was seconded by Mr. Youland. The motion carried (5 ayes)

Mr. Lee motioned that the Code Enforcement Officer may issue a Permit for the Home Occupation and Mr. Emmons seconded the Motion. The motion carried (5 ayes)

6. Other Business

None

7. PLANNING BOARD MINUTES FROM June 19, 2019.

Motion to accept the Planning Board with minutes from June 19, 2019 made by Mr. Morris seconded Mr. Emmons the motion carried, (5 ayes)

8. REPORTS

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

9. ANNOUNCEMENTS AND CORRESPONDENCE

None

10. PUBLIC COMMENTS

Mr. Schaub stated that he is working with a gentleman who is looking to open a Medical Marijuana Store Front on Conant Road and they will be presenting to the Planning Board at the next workshop.

11. ADJOURNMENT

Mr. Emmons made a motion for adjournment and it was seconded by Mr. Lee and the Board unanimously accepted. The meeting adjourned at 7:15 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.