

**Town of Turner, Maine
Planning Board Minutes
January 10, 2018**

1 CALL TO ORDER

Called to order at 7:00 pm by Chairman Mr. Thomas Perkins. Those Members present were Mr. Perkins, Mr. Richard Lee, Mr. R. Edward Morris, Mr. Mark Morris, Ms. Shirley Twitchell and Mr. Bill Bullard. Mr. Gregg Varney was absent. Planner, Shelley Norton and CEO, Bob Boutin were present.

2 PUBLIC HEARING

Mr. Perkins announced that the public hearing for the Baillargeon Medical Marijuana site plan was postponed and would take place on February 7, 2018.

3 VERIFICATION OF QUORUM

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

4 PLANNING BOARD MINUTES FROM DECEMBER 13, 2017 AND WORKSHOP MINUTES FROM JANUARY 3, 2018

Ms. Twitchell made a motion to accept the Minutes from December 13, 2017, which was seconded by Mr. Lee. The Board Members voted unanimously to accept the Minutes from the December 13, 2017 meeting. Ms. Twitchell made a motion to accept the Workshop Minutes from January 3, 2018, which was seconded by Mr. R. Edward Morris. The Board Members voted unanimously to accept the Workshop Minutes from the January 3, 2018 meeting. One correction was suggested by Mr. Lee that the date of the meeting be shown as the year 2018 not 2017.

5 OLD BUSINESS

A. BIG BEAR LANE AMENDMENT#2-STREET CONSTRUCTION

Ms. Norton reviewed the changes the board had made to the Findings of Fact at the workshop. Mr. Jason Dionne, counsel for the applicant, stated he had received a copy of the document and the revisions made are satisfactory. Mr. Lee asked in reference to Condition number 4 if “within the project limits” does not include abutting lands. Members agreed that this was the case. Ms. Twitchell suggested adding language to Condition number 4 “as defined on the plans” in order to clarify the intent, board members agreed. Ms. Twitchell made a motion to approve the Big Bear Lane Amendment #2 for Street Construction and the associated Findings of Fact and Conclusions of Approval as amended this evening. Mr. Lee seconded the motion. The Board Members voted unanimously to approve and the motion carried. The amended Findings of Fact will be signed by the Chairman at the next meeting. Mr. Perkins told Mr. Dionne that his client could proceed.

6 NEW BUSINESS

A. NEW GUNSMITH SHOP

Mr. Boutin stated that he received a call and email from an individual interested in opening a gunsmith shop which would include the repair, modification and sales of guns located in the basement of the multi-family building located at 432 Turner Center Road. Mr. Boutin expressed concern that the location is near a school, Mr. Perkins stated there may be State or Federal regulations about the location. The board confirmed that this is in the Village district and that a new retail business located there would need to come before the Planning Board. Ms. Norton will contact the business owner to let him know that Planning Board Site Plan review is required and apprise him of the process.

7 OTHER

A. COMPREHENSIVE PLAN

It was stated that the Selectmen have received interest from 11-12 people and would be forming a committee.

B. ORDINANCE AMENDMENTS

Mr. Perkins stated that Mr. Gotto met with the Selectmen on January 8th to go over his suggested ordinance updates. He was called as the meeting was ending and asked to find out if the Planning Board could meet with the Selectmen on January 17th instead of the 16th. The board members agreed that they could make the 17th. Mr. Perkins will confirm the meeting time and will send out an announcement.

Mr. Lee asked if at the last meeting the board members had come to a decision on the proposed changes for submittal date. The board discussed this and generally agreed that they would like the ordinances changed so that applications to the planning board would be required 28 days prior to the regularly scheduled public meeting, not 14 days as currently stated in the subdivision and zoning ordinances. The board had discussed at the workshop moving their regularly scheduled meeting to the third Wednesday of the month, and reiterated a desire to do this. Mr. Perkins pointed out that the date the meeting is held can be changed by the board members via a vote, and that an ordinance change is not required. The board agreed to support the ordinance changes to require applications 28 days prior to their meeting. If this is approved, the board will consider moving their meeting later in the month.

Mr. Perkins stated he had spoken with Selectman Youland about the importance of having a bond in place for a project, as the board had discussed at its workshop. The board agreed that keeping the requirement for bonding in place is very important for safeguarding the interests of the town. This would help insulate the town from public expenditure if a project stalls or ends during construction and the site is left in a condition which is unsafe or otherwise requires intervention in the interest of the public.

C. OTHER ITEMS NOT ON AGENDA

None.

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

None.

9 ANNOUNCEMENTS AND CORRESPONDENCE

None.

10 PUBLIC COMMENTS

None.

11 ADJOURNMENT

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 7:44 pm.

Respectfully submitted by,

Shelley Norton
Planner