

**Town of Turner, Maine
Planning Board Minutes
October 25, 2017**

1. CALL TO ORDER

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

2. PUBLIC HEARING

A. Sunset Ridge Sub Division

Mr. Thomas Perkins opened the Public Hearing at 7:00 pm.

No One addressed the Board

Mr. Richard Lee Motion to close the hearing and Mr. R. Edward Morris seconded the motion, unanimous vote.

B. Patriot Fireworks-Site Plan Review

1. Kurt Youland addressed the Planning Board.
2. A Presentation of the Site plan was shown. The proposed building is a Firework store. It will be on located on Hill Crest Road on the back lot where the road meets Lot 3 and Cobblestone Crossing. The Owner's name is Tim Bolduc. There would be grass parking if allowed on the site with ribbons and stakes during the busy time of year. There would be 9 spaces of parking with handicap parking on the front. Drainage is already done for the subdivision.
 - a. Public comment Kaitlyn Davis questioned if the Patriot fireworks in Livermore would remain open. Mr. Tim Bolduc said the Livermore store would close.
 - b. Public hearing closed by Mr. Thomas Perkins motioned and Mr. Richard Lee seconded the motion, unanimous vote.

3. VERIFICATION OF QUORUM

Mr. Thomas Perkins stated that there were four Board Members in attendance which constitutes a Quorum. Motion by Mr. Richard Lee to accept into record and Mr. Thomas Perkins seconded all consented to the Motion.

4. PLANNING BOARD MINUTES FROM October 4, 2017 and August 2, 2017 Workshops

Motion to accept the minutes was made by Mr. Thomas Perkins and Mr. Lee Second. Mr. R. Edward Morris and Mr. Richard Morris abstained where they were not present.

5. OLD BUSINESS

A. Scott's Recreation- Site Walk Report

Mr. Malony mention that Mr. Richard Morris, Mr. Thomas Perkins, Mr. R. Edward Morris, Mr. Maloney and Mr. Boutin were present to walk the site. 4 acres of display area is present.

B. Sunset Ridge- Final Approval

Mr. Maloney provided Additional info needed. A revised checklist was done Oct 4th on the New Plan. The checklist was reviewed and #7, #15, and #25 technical capacity asked for a waiver requested in writing from Mike Gotto in behalf of the Youland's that all the prep was paid to date and that all legal fees were paid as well. A waiver was met to request 10/4/17 subdivision plans were issues by fire and code officer and Maine DOT permit were issued on 9-17. Common driveways were met and site by DOT. The Application was completed and a waiver was granted Mr. Richard Lee motioned and it was seconded by Mr. R Edward Morris.

All standards in the Subdivision ordinance and per Mr. Maloney's review all conditions are met with the issues met on page (7) conditions have been reviewed by the applicant Final (individual lot owners must obey by erosion and no lot can be divided without planning board approval. Sub surface waste water system should not be altered unless designated and approved by the Code officer. Other conditions that all approval and a letter by a professional Land surveyor that all be approved 3rd says that it is found that information that is not met that the applicant can come back to. The applicant finds the findings of fact acceptable. Mr. Richard Lee motioned to accept and Mr. Thomas Morris seconded.

6. NEW BUSINESS

A. Patriot Fireworks- Site Plan Review- Sketch Plan

Mr. John Maloney, the Planning board did receive some information on the sketch and findings of fact. Mr. Maloney reviewed the information and packet prior to meeting. In his findings he found the following:

1. Check List signed.
2. Names and Addresses on certified notices. The noticed were based on April 1st, 2017 at that time the only owner was Kurt Youland. A big list of possible conflicts were given but the only ones contacted were Cal-Mar. On April 1st the tax records reflected that the only owner within 100 feet was Mr. Kurt Youland. To date Cal-Mar and Kurt Youland are the only owners within 100 feet. A letter can be given by Cal-Mar of notice if needed. Mr. Maloney asked Mr. Boutin who got the notice for Public Hearing. Mr. Youland was the only one. Mr. R. Edward Morris questioned if this would effect the store next door with the gas station near by. The Owner Mr. Tim Bolduc said he checked with the Fire Marshal and there must be 600 feet between the building and the Gas station. Kurt mention it is 1000 feet is the distance.
3. A site plan has not been done by a surveyor. Mr. Maloney stated it does not need to be done yet. It is currently self- prepared and has been completed.
4. Certification and compliance has been done.
5. Distances on the subdivision were completed.
6. Mr. Youland mentioned that he thought since the subdivision was approved that the application could be complete where it has been ongoing for the last 4 months. Additional information could be provided if needed
7. #11 on the Subdivision plan.
8. #13 subdivision plan & 14 on plan tonight
9. #17 on subdivision plan
10. #20 location on design not dimension. An existing sign but would be on metal post with landscaping. Mr. R. Edward Morris asked if there would be a Main sign on the road. There will not be a sign until Lot 2 is developed.
11. #21 Utility easements and restrictions. What the owner can and cannot do on the property. Drainage easement ect. This would be on the subdivision plan. There is a question on if this was done. It would be on the culverts on the lot and will be looked

- into and has not be **checked**. Restrictions would be that someone can not fill in the drainage. This would be in the subdivision plan. Mr. Youland will look into this.
12. On the Written Waiver. This building will have 10 foot walls and will have a steeped pitch much like the daycare (Kidz Kamp) Cedar shaker on the front. Light tan or green. Little to no windows with shrubs around the building with some trees. Keeping this simple. There will be a Gable entrance. Mr. Maloney states there is a waiver on this. Mr. Tim Bolduc mentions that the reason for no windows because the wall space is valuable. The board cares more about the appearance. There will be fake type windows. Mr. Maloney asks if there will be any other information provided.
 13. # 24 There will be a couple of wall packs on the front with a garage door in the back near the pit. Light on the sign and a light on the back shining towards the building with a flood light. Lit from the Sign Area. Mr. Maloney asked that Mr. Youland put on the plan where the lights will be. Mr. Thomas Perkins asked if a map had been provided and it has not. Mr. Youland said if it is a problem there can be something done. Mr. R. Edward Morris asked if more buildings could be built. Per Mr. Youland nothing else can be done per the current ordinance.
 14. #29 No waste material will be stored outside. All fireworks will be stored in the building. A dumpster will be there and will be screened.
 15. Approved finish grade. All will pitch off the back. If it is graded today it would be the same as the subdivision. A graded plan will be submitted
 16. # 31 The design, whoever is designing will need to give the radius and if 2 curve cuts will be available. If 200 feet of frontage or less one curve entrances. Because of the other businesses the applicant would like 2 entrances a waiver will need to be provided. Mr. Youland questions if an engineer is needed to stamp or if this can be done on his own. Mr. R. Edward Morris questions that a tractor trailer would be able to get in on with no issue. It has been designed in such a way that they can pull in and back up within the area. Mr. Maloney would ask that Curve cuts from the Dunkin Donut Plan. There is an in and an out. In a 2 week time frame that there will be a lot of traffic. (A waiver will be requested)
 17. Mr. Youland will provider a better landscape plan at the next meeting.
 18. There will be on average 20-25 customers an hour for a 2 week period. Traffic counts and accident data was submitted with the subdivision.
 19. #42, 43 & 44 was submitted on the subdivision plan
 20. Utility plan has been provided with the septic and utility and cable and telephone has been presented and will be below ground. (checked)
 21. Storm drainage system has been presented on the Subdivision plan.
 22. # 58 A note from the bank has been provided.
 23. Application fee has been paid.

Workshop will be Next Wednesday November 1st and Kurt will provide all the documentation.

#8 will have a waiver request

#21 forth coming -Will be it be on a plan? On the subdivision language provided that the owner will not obstruct. A note will be found on the plan.

#22 Waiver has been requested

#23 More information will need to be provided on where lights will go

#30 adjusted site plan with contours

#31 Waiver on 2 entrances.

#32 Landscape plan will need to be provided

The board will discuss the waivers on 11/8/17. Can waivers be discussed now (Thomas Perkins asked the board). The second entrance could go away if needed. The applicant thinks it looks a lot nicer with it.

Two entrances will more sense to the board - waiver approved.

#22 & #8 written waiver- Land has been surveyed it 32' X 60' A height and pitch will be needed. We will need to have a professional building and a plan will need to be submitted. Mr. Youland will have a drawing made up if a site engineer can be written off.

#8 - given the extent of the other engineering. It should be suitable and accepted. # 22 if the elevation and dimensions could be accepted but not stamped. An Engineer plan will be needed for a building permit. The plan will be needed sooner or later.

7. OTHER

A. Planning Board Member Attendance.

- a. Mr. Thomas Perkins was the only one who was here. The board needs to make sure that they know there is an auto resignation if 4 meetings are missed in a row. There are other members that may want to be part of the board and they can step down so other members can join. Mr. Thomas Perkins thanked all who attend on a regular basis. Mr. Richard Lee commends Mr. Thomas Perkins on his conversation

B. Comprehensive plan

- a. There needs to be a Comprehensive plan review program. The intent to look at the current plan and what needs to be done after that. A vision for Turner from 2001. Now in 2017 we can look back and see what we have met and what needs to be changed. The roles that would need to be done and what is expected from the committee and be knowledgeable and be traditional and know how to use social media. Mr. Maloney has asked the planning board to look at this and get to the Select Board on what they think and get prepared for the next generation. Mr. Thomas Perkins believes that there needs to be a person who will lead and will be able to organize. The facilitator would be a paid position. Mr. Maloney suggest 60-90 hours would be needed on this. A question was put out to Town Manager Kurt Schubb and the Select Board will meet 11/6/17 and the Planning board will look at the same at their work shop on 11/1/17.
- b. Amendment to the comprehensive plan. New residential 1 project near the airport. A proposal could be provided. The Legislature amended the Pot bill. The Community would have to opt in to allow the sale of pot in the area. Cultivation, production, sales and social clubs. Something will need to come up on a warrant at the Town meeting. Planning board public hearings will need to be done 30 days prior to public hearing.

C. PLANNING SERVICES

- a. The town's AVCOG contract expires Thursday 10/26/17 and a land use planner has been hired. After a meeting with the new AVCOG hire the board will need to decide if they would like Mr. Maloney will stay on or would like to move forward with the new hire. The Selectmen will like to meet with AVCOG prior to taking any action. The Planning Board would also like to meet with AVCOG. Mr. Maloney is currently an AVCOG contractor and would be willing to stay on if the boards so choose. The boards would like to see how well the new hire would fit with the town and to discuss what would be needed and expected of them. Communication has started with AVCOG and to set up a time that an introduction could happen. There is questions on whether or not AVCOG will provide a contractor and planner and a new contract would need to be set. A question was asked we need to stay with

AVCOG or could we pay a contractor on our own. Mr. John Maloney would like to stay with AVCOG. The Town could go with a different planner if they would like we he warns to careful when you do pick a planner and the distance they would need to travel. There is also the possibility that maybe the town does not need a planner. All options would need to be weighed out.

D. ITEMS NOT ON THE AGENDA

None

8. REPORTS

A. Planner Escrow

Mr. Boutin read the Planned Escrow. No action needed.

B. CEO Report

Mr. Boutin read the Planned Escrow. No action needed.

C. Other

- a. Mr. Lee questioned the Bog Road. Someone dumped a bunch of stuff to be free. What can be done. Dumping has been done and there is stuff all over the place now.
- b. Submission from Robert Harlow on Big Bear Lane. Mr. Maloney will have a public hearing scheduled in November and have the plan reviewed.

9. ANNOUNCEMENTS AND CORRESPONDENCE

None.

10. PUBLIC COMMENTS

None.

11. ADJOURNMENT

Mr. Richard Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 9:19 pm.

Respectfully submitted by

Megan L. Ricker
Recording Secretary