

**Town of Turner, Maine  
Planning Board Minutes  
April 9, 2014**

**1 CALL TO ORDER**

Called to order at 7:02pm by Chairman Ms. Margaret Imber. Those Members present were Ms. Imber, R. Edward Morris, Mark Morris, Richard Lee, Thomas Perkins, Ms. Shirley Twitchell and Ms. Joan Bryant-Deschenes. Planner, John Maloney was present this evening. CEO, Roger Williams was also present this evening.

**2 PUBLIC HEARINGS**

**A FRANKLIN LAND ASSOCIATES, LLC**

The Public Hearing was opened at 7:03pm.

Representing this project this evening are Mr. Lee Allen from Northeast Civil Solutions, Mr. Bill Bray, a Traffic Engineer and Mr. Bob Gage from GBT Realty Corporation. Mr. Allen stated that the location for the Dollar General Store would be at the Intersection of Route 4 and Buckfield Road (aka Route 117). The building will be 9,100 square feet with 31 parking spaces. Two now standing buildings will be removed. There will be a small increase in the impervious space. The building will be sided with front pilasters and have a kitty corner entrance. Mr. Bray then addressed the Planning Board and stated that he had conducted a Preliminary Traffic Study which involved Route 117 and Route 4. This report revealed 65 peak hour trips with 1/3 pass by trips and 2/3 new traffic to the area. Mr. Bray then stated the latest information provided by MDOT with regards to accidents. This information was between the years 2010 through 2012, with only 6 accidents reported. Mr. Bray also stated that there were no accidents reported in 2012. Mr. Bray then stated that the site distance at the intersection for Route 117 and Route 4 to the left was fine. However to the right some bushes will need to be pruned or removed. Mr. Bray then stated that he has conducted a Traffic Impact Warrant Study. This study was conducted from 6am to 6pm on June 12, 2013. Mr. Bray then explained the procedure for this study. Nine signal warrants must be met before a traffic light can be considered, and only the Commissioner's Office can approve the installation of a traffic light. The preliminary results of this study revealed that a traffic light is not warranted because all of the criteria have not been met. An MDOT entrance Permit has been requested but not yet received. Mr. Tom Bodak had a concern regarding the existing utility pole. Mr. Allen stated that the existing pole would be moved and that he was told by CMP that service should not be interrupted. Ms. Sasha Scherrer asked if this project was a done deal. Ms. Imber explained to Ms. Scherrer how the process works and no it is not a done deal. Ms. Scherrer then stated she had concerns regarding ground water and the possible replacement of the leach fields. She also had concerns regarding the existing fence. Mr. Allen stated that the existing fence will be upgraded. Mr. Allen then stated that the driveway would be moved 10 feet away from her house. Mr. Allen also stated that the leech fields will not be moved and that the plan is to make the runoff better. Mr. Merritt Morris stated that he had concerns with water running down on his property. Mr. Allen stated that the plans show a ditching system and a culvert. Mr. Morris also had concerns regarding lighting. Mr. Allen stated that there would be security lights. An application to MDOT for an entrance permit will need to be submitted. The question was then asked about the hours of operation. Mr. Gage stated that the hours would be 8:00am to 9:00pm 6 days a week and 9:00am to 9:00pm on Sunday. Mr. Gage then stated that the Dollar General has approximately 11,000 stores nationwide. There was then a discussion regarding the 17 foot drop on Route 4. It was suggested that guardrails should be placed in this area. Mr. Bray stated that the Entrance Permit would spell out all of the guidelines for the entrance. There was then a discussion regarding concerns on right hand turning lanes on Route 117. The question was asked when the most current accident traffic data would be available. Mr. Bray stated either in June or July. Mr. Lee made a comment that the preservation of the country/village characterizes should be preserved. Mr. Gage agreed with Mr. Lee and stated that everything would be done to get this project to an acceptable level.

The Public Hearing was closed at 7:46pm.

**B            ELLSWORTH HOLDINGS, LLC**

The Public Hearing was opened at 7:47pm.

Mr. Oscar Emerson from Down to Earth Professional Land Services, Inc and Project Manager, Mr. Tom Harling from Ellsworth Holdings, LLC are representing this project this evening. Mr. Emerson addressed the Planning Board and stated that this property is located on 1031 Auburn Road between the old Route 4 (Main St.) and the new Route 4 and is approximately 3.4 acres. The plan is to use 19,500 square feet for 3 commercial buildings, one of which will be a 2,300 square foot Credit Union. This property contains 2,000 square feet of wetlands. DEP permitting is not needed. The parking area will be paved. The existing curb cut will be used; the driveway will be moved further south. The roadway through the site will be paved. There will be an access to Main St. The impervious area will be 1.48 acres. New Route 4 will be upgraded and widened. There will be a dual movement left turning lane and the shoulders will be widened. There will be a well and a septic system. Storm water management calls for detention ponds. There will be some swales leading to the detention ponds. LED cool glow lighting will be installed. Mr. Angelo Terreri asked if an exit onto the old Route 4 was necessary. Mr. Emerson stated that yes it was necessary as a MDOT requirement. Mr. Terreri then stated that he had concerns with increased traffic. Mr. Ryan Richardson asked if there would be a fence. Mr. Emerson stated yes, there would be a decorative fence. Mr. Richardson also had concerns regarding the culvert next to his home. Mr. Emerson stated that this culvert would be cleaned out. Ms. Elizabeth Richardson asked how much traffic would be increased. Mr. Emerson stated that he did not know the exact numbers. Mr. Richard Blais asked if any property would be acquired in order to accommodate 3 lanes. Mr. Emerson stated that no new property would be acquired. Mr. Jason Bryant asked what type of businesses would there be other than the Credit Union. Mr. Harling stated that it had not been determined what the other businesses would be. Mr. Emerson added that it was being assumed that the other businesses would be retail. Mr. Bryant asked how many parking spaces would there be. Mr. Emerson stated 53 parking spaces would be installed and that a variance will be asked for the number of required spaces. Mr. Bryant asked if the snowmobile trails would be accommodated. Mr. Emerson stated that it will be taken into consideration. Mr. Ken Gilbert asked if there would be enough room for Fire/Rescue vehicles. Ms. Imber stated that Fire/Rescue will be reviewed during this process. Mr. Terreri asked if any of the other businesses would be fast food. Mr. Emerson and Mr. Harling stated that this type of interest was very low. Mr. Tyler Poland asked who has shown interest. Mr. Harling stated that no one has shown any interest other than the Credit Union. Mr. Lee then stated that the required parking spaces are 94 and suggested that the sizes of the buildings be reduced in order to lower the required amount of parking spaces. Mr. Harling stated that it is not possible to reduce the building sizes. Mr. Harling stated that the ledge on this property is causing this project a hardship and that the Planning Board should consider a waiver on the number of required parking spaces. There was continued discussion regarding the types of businesses that would be incorporated. It was suggested that this project may have to come back before the Planning Board for approval on the other Retailers. There was then a discussion regarding the 3 proposed lanes on Route 4. Mr. Kyle Youland asked if there would be 2 buildings. Mr. Emerson answered yes. He also stated that they would be 25 feet in height. Mr. R. Edward Morris then stated that these buildings should be constructed to accommodate the characteristics of the village.

The Public Hearing was closed at 8:25pm.

**C KELVIN YOULAND**

The Public Hearing was opened at 8:26pm.

Mr. Kelvin Youland addressed the Planning Board and stated that he would like to build a 5,000 square foot shop/warehouse/with possible retail space on Route 4 just south of Upper Street. The building will be vinyl sided and have a stone front. There will be 11 parking spaces with the potential for 11 additional parking spaces. The existing entrance from Route 4 will be closed off and a new entrance will be installed. An entrance permit will be applied for to the MDOT. There will be ball park lighting on the sides of the building. There will be landscaping and a grassy area. The color of the building will be earth tone with a black roof. There was a discussion regarding a change of use and whether this would need to come before the Planning Board. Mr. Maloney stated it would only need to come before the Planning Board for change of use approval if Mr. Williams warranted it. Mr. Lee asked if the ADA guidelines would be followed. Mr. Youland answered, yes.

The Public Hearing was closed at 8:29pm.

Recess was taken from 8:30pm to 8:35pm.

**3 OLD BUSINESS**

**A REPORT OF APRIL 2, 2014 SITE WALKS**

Mr. Maloney reviewed the notes he had prepared regarding the Site Walks held on April 2, 2014.

**B FRANKLIN LAND ASSOCIATES, LLC: SITE REVIEW-COMplete APPLICATION**

Mr. Maloney reviewed the Application Completeness Checklist for Site Plan Review. Mr. Maloney stated that Item 2 would be secured on April 10, 2014. Item 12, a note will be added for additional investigation, but can be considered complete. Mr. Maloney suggested waiving Item 4. Item 20 was not found complete since the wording needed to be checked. Item 40 was found to be pending. Item 50 more information was needed. A NRPA Permit needs to be submitted. Ms. Twitchell stated that the Planning Board would like to see a building that fits into the characteristic of the village; Mr. Gage stated that this request will be taken into consideration. Mr. Gage stated that this building will have double doors and fake windows. Pictures of other buildings in the town were given to Mr. Gage for his review. The Planning Board agreed that a design of the building needed to be submitted before the Application Completeness Checklist is accepted.

**C ELLSWORTH HOLDINGS, LLC: SITE REVIEW-COMplete APPLICATION AND WAIVER REQUEST**

Mr. Maloney reviewed the Application Checklist for Site Plan Review. Mr. Maloney stated that Items 12, 13, 16, 20, 22, 24, 32, 34, 40 and 45 needed additional information. Mr. Maloney suggested a waiver for Item 14. It was stated that a letter of financial capacity was needed. Ms. Imber asked for 1 more copy of the Traffic Study. There was then a discussion regarding Items 12, 13, 16, 32 and 40. There was also a discussion regarding lighting. The MDOT permit needs to be received in order to accept this application. The Planning Board would like to see pictures of the proposed buildings. There was then a discussion regarding the Waiver Request for the number of parking spaces. Mr. Emerson stated that this property contains a great deal of ledge and that there is a lot of sloping on this property. Blasting could be considered but was not the route the developer wanted to take. Mr. Emerson stated that the proposed parking would meet the patron's demands and that it would not be proposed if the applicant did not think that it would work. Ms. Imber then stated that health, safety and welfare would have to be reviewed before a decision on a waiver could be made. Ms. Twitchell stated that reducing the 94 required parking spaces down to 53 is quite a large request. Mr. Mark Morris stated that a waiver of this size would not be

doing justice to the Ordinance. Mr. Perkins then stated that the reduction of the parking spaces could result in safety issues. Ms. Imber suggested the continuance of this waiver discussion until the next Planning Board meeting. The Planning Board Members agreed. It was suggested that a Parking Demand Study be conducted and submitted to the Planning Board. Ms. Imber stated that a waiver cutting the parking space requirement in half had never been done before. Mr. Emerson suggested tabling this discussion until a more targeted study could be submitted. Mr. Lee made a motion to table this discussion. Ms. Twitchell seconded the motion. The Board Members voted unanimously to table this discussion. Ms. Twitchell made a motion to extend the Application Checklist Review until the next Planning Board meeting. Mr. Lee seconded the motion. The Planning Board Members voted unanimously to extend this review.

**D KELVIN YOULAND: SITE REVIEW COMPLETE APPLICATION**

Mr. Youland stated that he had no objections to Ms. Twitchell remaining at the Planning Board table.

Mr. Maloney reviewed the Application Completeness Checklist for Site Plan Review. Mr. Maloney stated Items 32 and 35 needed additional information. Mr. Maloney suggested that Items 44 and 49 be waived. Ms. Twitchell made a motion to waive Items 44 and 49. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to waive Items 44 and 49. Ms. Twitchell made a motion to accept the Application Checklist for Site Plan Review as complete. Ms. Bryant-Deschenes seconded the motion. The Board Members voted unanimously to accept the Application Checklist for Site Plan Review as complete. Mr. Lee then asked what type of sign would be installed. Mr. Youland stated that the sign would be free standing.

**4 NEW BUSINESS**

**A POLAND/BRADEEN-SITE SKETCH/PRE-OWNER CAR SALES**

Mr. Tyler Poland addressed the Planning Board and stated that the intention was to renovate the old Wayne Morris garage currently owned by Leeds Electric located at 2413 Auburn Rd. The objective would be to sell pre-owned cars. Mr. Maloney stated that this building had been abandoned for more than 5 years. Mr. Maloney then stated that this project will require Site Review. Mr. Maloney asked Mr. Poland if he had contacted MDOT. The answer was not yet. Mr. Williams asked if there would be a bathroom. Mr. Poland answered, no. The Planning Board Members agreed to hold a site walk on May 7, 2014 at 6:30pm.

**5 ADJOURNMENT**

Due to the nature of a long meeting this evening nothing else on the agenda was discussed. Motion made by Mr. Lee for adjournment, unanimously accepted. The meeting adjourned at 10:12pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary