



# Town of Turner, Maine

## PLANNING BOARD MEETING

June 14, 2017

### 1. CALL TO ORDER

Called to order at 7:00pm by Chairman Mr. Thomas Perkins. Members present were Mr. Perkins, Mr. Richard Lee, Mr. R. Edward Morris, Mr. Gregg Varney, Mr. Mark Morris and Ms. Joan Bryant-Deschene. Ms. Shirley Twitchell was absent. CEO Robert Boutin and Planner John Maloney were present this evening. Also present this evening were residents Michael Gotto, Mr. Robert Harlow and Mrs. Barbara Harlow.

### 2. PUBLIC HEARING: You Land Convenience, LLC

Mr. Perkins opened the Public Hearing at 7:01 pm. Seeing no interested parties in the audience the public hearing was closed at 7:02 pm.

### 3. VERIFICATION OF QUORUM

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

### 4. PLANNING BOARD MINUTES

Minutes from the May 10, 2017 meeting and June 7, 2017 workshop were approved.

### 5. OLD BUSINESS

#### CalMar Real Estate, LLC – Site Plan Review-Dunkin Donut Shop

Project site is adjacent to a commercial subdivision previously approved by the Planning Board located on Auburn Road near the Pit Stop. Mr. Gotto is representing the project. All fees have been paid and materials requested have been provided. Mr. Gotto stated his client will follow the Board's suggestion for design. Maine DOT has issued a permit for traffic flow. Application & Final Plan are considered complete. A long discussion followed on Artwork vs Signage. Mr. Gotto drew in the suggestions made by the Board and will have final drawings in color before the next meeting. Mr. Varney made a motion with a second by Mr. Lee to accept the travel lane for reasons presented. Motion passed unanimously. No permit will be issued until Chairman and Planner approve the new rendered drawings.

### 6. NEW BUSINESS

#### You Land Convenience, LLC-Site Plan Review-7,819 square foot commercial building

Mr. Gotto is representing Mr. Kurt Youland for this project. Major Subdivision/Route 4 Business Park Expansion/Sketch Plan. Mr. Perkins left the table at 8:05 pm. Mr. M. Morris is now acting chair. DOT has already determined where the entrance/exit to Route 4 will be placed. The requirements for the Village District will be followed. Proposed building will be 150 feet long by 62 feet wide with 700 feet road frontage on 1.4 acres. Approximately one-half of the building will have a cellar and the other half will be a slab. It was suggested by the Board that CalMar Real Estate LLC be changed to You Land Convenience, LLC. On the Application Check List waivers were requested for items 44 and 50. Item 44 was granted and 50 withdrawn. Items 14, 19, 25, 26, 40 and 51 are not applicable. Questions were raised about shrubs on the Route 4 side of the building to make the building more pleasing to the eye. Mr. Lee motioned to find the Application Check List complete with a second by Mr. Varney. Motion passed unanimously. At 9:05 pm Mr. Perkins returned to the table.

## **7. OTHER**

- A. Blue Heron – no action taken
- B. Big Bear Lane – Robert and Barbara Harlow are present. Mr. Harlow was advised to submit a revised plan for the road by an Engineer. A site-walk was scheduled for Wednesday, June 21 at 6pm.
- C. Development Application Review Process – no action taken
- D. Planner Services – no action taken
- E. Items not on the agenda - none

## **8. REPORTS**

- A. Planner Escrow – none
- B. CEO Report -- Mr. Boutin submitted his report to the Board. There were 7 applications for building permits, 8 for plumbing permits and 12 for electrical permits.
- C. Other – none.

## **9. ANNOUNCEMENTS AND CORRESPONDENCE**

There will not be a workshop in July, only the regular meeting scheduled for July 12. Mr. Pierce will be away for the public meeting in August.

## **10. PUBLIC COMMENTS**

None.

## **11. ADJOURNMENT**

Mr. Lee made a motion for adjournment, seconded by Mr. Morris, unanimously accepted. The meeting adjourned at 9:50 pm.

Respectfully submitted by

Joyce E Moulin  
Recording Secretary