

**Town of Turner, Maine  
Planning Board Minutes  
February 10, 2016**

**1 CALL TO ORDER**

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

**2 PUBLIC HEARING-ORDINANCE AMENDMENTS**

The Public Hearing was opened at 7.01pm by Mr. Perkins.

**A DESIGN STANDARDS FOR COMMERCIAL CONSTRUCTION (T. PERKINS)**

Mr. Perkins referred to page 11 of the Proposed Zoning Ordinance Amendments. He stated that this Ordinance Amendment is to strengthen the language and the content of the Ordinance regarding Design Standards as they relate to a New England style Character. Mr. Maloney stated that the Design Standards have been reviewed by Mr. Rodney Boynton and Mr. John Zocchi, who are local Architects. There was then a discussion regarding existing structures and industrial buildings. The discussion then turned to the issues that the Planning Board had dealt with on previous projects. It was determined that this proposed Ordinance Amendment is intended to strengthen what the Planning Board is looking for in the future with respect to relating to a New England building style designs.

**B STANDARDS FOR STREET CONSTRUCTION (R. Lee)**

Mr. Lee referred to page 13 of the Proposed Zoning Ordinance Amendments. Mr. Lee stated that this Ordinance Amendment is intended to create a better understanding by the Applicant and all involved parties with regards to Street Construction.

**C ZONING MAP AMMENDMENTS (R.E. Morris)**

Mr. R. Edward Morris referred to page 12 of the Proposed Zoning Ordinance Amendments. Mr. Morris stated that these changes will comply with the Comprehensive Plan. The first request is from Randy Murray to rezone Map 72 Lot 19 from Rural 1 to Agricultural/Industrial. This request affects Merrills Mills Road. The second request is to rezone Map 15 Lots 16-29 from General Residential II to General Residential I. Mr. Morris stated that this area is located off of County Road and the Zoning of this property has gone back and forth over the years. The intent is to change the zoning back to the way it was in the beginning. The Third request is by the Planning Board to revise the Resource Protection District based on the 100-year floodplain to reflect the most recent 100-year floodplain delineation of 2003 to 2013. This request is to revise the map to reflect changes to the definition of streams for Shoreland Zoning. Mr. Archie Morrisette had questions regarding his property. Mr. Williams referred to the Proposed Map changes and tried to answer Mr. Morrisette's questions. Mr. Warren Hood was concerned with the new 100-year floodplain being more accurate with new technology. Mr. Williams and Mr. R. Edward Morris then explained the changes affecting the Floodplain Map. The other concerned audience members then approached Mr. Williams so he could explain the changes first hand. It was stated that the Floodplain Map is determined by FEMA to ensure that structures in the floodplain are properly insured. There was then a discussion regarding wetlands and Resource Protection.

**D SHORELAND ZONING AMENDMENTS (J. MALONEY)**

Mr. Maloney referred to page 1 of the Proposed Zoning Ordinance Amendments. Mr. Maloney read the proposed changes. There was then a lengthy discussion regarding piers and docks. Mr. Morrisette stated that he still has concerns regarding his property and the floodplain map. It was suggested that Mr.

Morrisette have his property surveyed to help determine the impact of the new floodplain map on his property.

Mr. Lee made a motion to close the Public Hearing. Ms. Bryant Deschenes seconded the motion. The Board Members voted unanimously to close the Public Hearing. The Public Hearing was closed at 8:19pm.

**3 VERIFICATION OF QUORUM**

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

**4 PLANNING BOARD MINUTES FROM JANUARY 13, 2016 AND WORKSHOP MINUTES FROM FEBRUARY 3, 2016**

Mr. Lee made a motion to accept the January 13, 2016 Minutes with a change. Ms. Wilcox agreed to make said change. Ms. Shirley Twitchell seconded the motion. The Planning Board Members voted 4 in favor and 1 abstention. Ms. Bryant Deschenes did not vote because she was not present at the January 13, 2016 Planning Board meeting. There are no Workshop Minutes to review. They will be reviewed at the next Planning Board meeting.

**5 OLD BUSINESS**

None.

**6 NEW BUSINESS**

**A JUSTIN VINING/MEADOWBROOK MOTORS-SITE AMENDMENT**

It was stated that the first time this Application which was approved was under the name of Duvall's Auto. The request is to now change the name of the project to Meadowbrook Motors. Mr. Vining stated that his primary location is at his home in Buckfield and that his intent is to display cars on property he owns on Route 4, the request is also to increase the number of cars displayed from 11 to 15 and to be able to display a sign. Mr. Maloney then reviewed the Findings of Fact and Conclusion of Law. There was then a lengthy discussion regarding the vehicles being parked on gravel at all times. It was reiterated that the small building on the property is not to be used as an office. There was continued discussion regarding parking the vehicles on gravel surfaces. Mr. Maloney then read the Conditions of Approval 1 through 8. Mr. Maloney will make a change to Condition Number 3 from 13 vehicles to 15 vehicles. Mr. Perkins asked the Board Members if they were satisfied with Condition Number 4 regarding all vehicles on site shall be displayed and/or parked on gravel surfaces. Mr. R. Edward Morris, Mr. Lee and Ms. Bryant Deschenes agreed they were satisfied. No comment from Ms. Twitchell or Mr. Mark Morris. It was then stated that Condition 7 would be removed. If a sign was to be displayed in the future the applicant will need to come back to the CEO for guidance. Mr. Lee then made a motion to accept the Findings of Fact and Conclusion of Law Amendment #1 with the Conditions of Approval 1 through 7 with the revisions as discussed. Mr. Mark Morris seconded the motion. The Board Members voted unanimously to accept the Findings of Fact and Conclusion of Law Amendment #1 with the Conditions of Approval 1 through 7 with the revisions as discussed. Mr. Maloney stated that after he makes the revision he will bring the Findings of Fact to Mr. Perkins to sign.

**7 REPORTS**

- a. Planner Escrow. None.
- b. CEO Report. No discussion.
- c. Comprehensive Plan Update (Committee to be formed) Mr. Maloney stated that he has had a discussion with the Town Manager regarding this item.
- d. Board of Selectmen Liaison Report. No report.
- e. Other. None.

There was then a discussion regarding this evening's Public Hearing.

**8 ANNOUNCEMENTS AND CORRESPONDENCE**

**9 ADJOURNMENT**

Mr. Lee made a motion for adjournment, unanimously accepted. The meeting adjourned at 8:39pm.

Respectfully submitted by

Karen Wilcox  
Recording Secretary