

**Town of Turner, Maine
Planning Board Minutes
October 17, 2018**

1. CALL TO ORDER

Called to order at 6:02 pm by Mr. R. Edward Morris. Those Members present were Mr. Bill Bullard, Mr. R. Edward Morris, Mr. Shirley Twitchell and Mr. Kelvin Youland. Those Absent, Mr. Thomas Perkins, Mr. Russel Pack and Mr. Richard Lee. Ms. Shelley Norton was present, and CEO, Mr. Bob Boutin were present.

2. VERIFICATION OF QUORUM

Mr. R. Edward Morris stated that there were 4 Board Members in attendance which constitutes a Quorum.

3. PUBLIC HEARING

There was no Public Hearing

4. OLD BUSINESS

A-LDRE

Site Plan and Findings of Fact were signed per the request for an update on the papers at the last meeting

Turner Athletic Association

Requirement for site plan review changes were reviewed. Motion to accept findings of Fact motioned by Ms. Twitchell and second by Mr. Bullard. All were in agreement and Findings of Fact was signed. (4 ayes, 3 absent)

5. Consideration of New Business

General Turner Hill Union Barn Sketch Plan located at 517 General Turner Hill Road

Ms. Norton addressed the board regarding a Union Barn Sketch Plan. The Town of Turner does not have an ordinance that the Union Barn type of building would currently fits into. There was a proposal for the same type of business came in front of the board last year and the minutes from that meeting were presented to the Board. Ms. Norton stated that the Board could decide to set a time for a Public Hearing to or they could table this matter until more members of the board were present or the board could move forward to hearing this at the next meeting.

It was noted that the Applicant wrote a letter requesting that a Wedding Barn be an accepted use in Rural 1 if the Board does not see that the use fits into the current zoning.

Mr. Bullard does not see that it is a bad site ~~or planning with safety~~. He does see an issue that if the board accepts this proposal in the Rural 1 that it will open it up for some ~~kick back~~ precedent moving forward. The argo-tourism business is growing but moving forward it would be difficult to open it up

for one without fully looking into what it would entail. This would open it up to others as well. He would also like mention the “Right to Farm” and the possible complaints moving forward. He believes the board should look into putting some guidelines into place first.

Mr. Morris mentioned that in the past the board has viewed the Wedding barn type set up as a service. The neighbors in the location they are looking into building may have moved there because they enjoy the rural setting and the quietness of the area and not a business near by.

Ms. Twitchell asked the applicants if they had seen the minutes from the last public hearing regarding the same type of business was seen in front of the board. She stated that the minutes are interesting and the last public hearing brought in a lot of residences and all the seats were filled and people were standing. The big issue during that meeting was the safety factor.

The applicant questioned how the board saw the issue as a safety factor when the Blue Heron Farm and Retreat is operating as a facility now and they are on a worse road than what the applicant is looking into.

Ms. Twitchell stated that she is unsure what the Blue Heron Farm is currently doing and that they came in front of the board for a different matter.

Ms. Norton mentioned that if the Board is thinking about moving forward in a zone ordinance change that the board should consider drafting a memo to the select board and discuss with them before drafting an ordinance. The Board should also decide what they would classify this type of building as.

Mr. Youland questioned if the board should decide on how to classify the building first before they moved forward with any other discussions.

Mr. Morris stated that he sees the barn more as a commercial recreation at this time.

Mr. Youland asked if the facility would have a kitchen and the applicants stated they do plan to have a kitchen on the site.

The minutes from August 9, 2017 were reviewed from the last meeting that was held regarding the previous proposal for a wedding barn.

Ms. Twitchell stated that the last proposal because at the end of the meeting there were enough people who were against it that the applicant withdrew the application at the meeting. If there are enough people who express their concern the board will need to take all of those concerns into consideration. Ms. Twitchell stated that it is a hard thing to put into a Rural Area.

Ms. Twitchell stated that she is uncomfortable making a decision tonight without more board members present.

Mr. Bullard motioned to table until next month and it was seconded by Ms. Twitchell. All were in agreement. 4 ayes, 3 absent

6. Change of Agenda Plan

Mr. Perkins had suggested to Ms. Norton at the last Workshop that the Board look into changing the agenda for the Town of Turner to look like the Town of Cumberland. The board could look into incorporating the steps on the back of the current agenda.

Ms. Twitchell stated that these steps have been done in the past and as the board has changed that some of these steps were lost along the way. She stated that she feels that if these steps were written out it would allow for a smoother transition if someone else had to run the meeting. These steps would allow for a more fluid and formal meeting. She believes that this would be a good idea for the Planning Board to use.

The Board agreed to incorporate it into the next meeting. 4 ayes, 3 absent

7. PLANNING BOARD MINUTES FROM September 5, 2018 and Work Shop Minutes from September 19, 2018

Motion to accept the Workshop Minutes from September 5, 2018 by Mr. Bullard and Seconded by Mr. Youland as revised. 3 ayes, 1 abstained, 3 absent

Motion to table to the Planning Board minutes from September 19, 2018 until the next meeting to review the changes. 4 ayes 3 absent

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

Ms Twitchell made a motion for adjournment, the board unanimously accepted. The meeting adjourned at 7:00 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.