

**Town of Turner, Maine
Planning Board Minutes
December 18, 2019**

1 CALL TO ORDER

Called to order at 5:58 pm by Mr. Bill Bullard, Chairman. Those Members present were Mr. R. Edward Morris, Mr. Bill Bullard, Mr. Kelvin Youland, Ms. Shirley Twitchell, Mr. Brian Emmons, and Mr. Richard Lee. Those Absent, Mr. Russell Pack. Mr. Bob Folsom, Code Enforcement and John Cleveland, Town Planner were also present.

2. VERIFICATION OF QUORUM

Mr. Bill Bullard stated that there were 6 Board Members in attendance which constitutes a Quorum.

3. PUBLIC HEARING:

None

4. OLD BUSINESS

Wildlife Acres Subdivision

Mr. Gotto stated that the NRPA should be issued in January and the Storm Water permit should be issued tomorrow December 19, 2019. Mr. Cleveland stated that the DEP has sent a letter to the Town and has invited them to comment on the plan. The DEP allows outside comment until January 10. Once the deadline is met they will move forward with the Permit. Mr. Cleveland stated that the Board will need to vote on the waiver for the slopes and for the completion for the application, the Board is waiting for additional information from the Town. The Board will need to take a vote on the completion of the application and where the Board is waiting for additional information from the State to see if a Permit will be issued or not. Mr. Cleveland stated that he has been reviewing the Ordinances and that the Board should have listed in the minutes and reflected why a provision was made and what was approved at that time.

Mr. Morris made a motion and it was and seconded by Mr. Lee motioned to approve a waiver for the slopes to be change from a 3 to 1 or 2 to 1 slope where there is a wetland and it would be less impact in the area per DEP standard. (6 ayes)

Mr. Gotto reviewed the changes that have been made to the subdivision plan. He asks that the Board make note of these changes on the Findings of Fact.

Ms. Twitchell made a motion to find the application for Wildlife Acres complete and it was seconded by Mr. R. Edward Morris. (6 ayes)

Mr. Cleveland reviewed the Conditions of Approval with the Board.

Mr. Gotto questioned if there would need to be a note from the sketch plan review and a site walk was done right after that.

Mr. Cleveland stated that the Transportation Department has seen the plans for the expansion and the roads and that the Road does meet the standards. There will also be Mavis Drive on Rt 219 and there

will be a shared driveway called Paul's Way. Mr. Gotto stated that the driveways will follow the ordinances once the lots have been sold and the owner decides where the driveway would be.

Mr. Gotto questioned the if the information should be on the Mylar or if it could be on the Findings of Fact. Mr. Cleveland stated that if this did go to Court there would be a difference between the Findings of Fact and in the minutes where it would be "I recall" or "I believe this was said" and this could be an issue. Mr. Cleveland stated the pros and cons for both. Mr. Folsom stated that he did receive an email that starting January 1, 2020 that Mylars would not be accepted.

Mr. Gotto questioned what would need to be on the recorded plan. Mr. Cleveland stated that #2, #3 #5 #6, #7, #8, #9, #10, #12 & #13. Mr. Gotto stated that the plan should consider referencing to review the Findings of Fact from the Town of Turner.

Mr. Folsom questioned the E1 numbers for the plan and Mr. Gotto stated that there was a letter sent to the Town to request the same at the time of submission of the Applications. Mr. Folsom will find the same and send it to have numbers set for the lots.

The Board reviewed the Findings of Fact and the Board can approve subject to the receipt of the Environmental Review as long as it is consistent to what the board has reviewed and once it has been reviewed and consistent and the Chair can sign it or the Board can wait until January.

Mr. Emmons motioned to accept the Finds of Fact complete subject to the receipt of the Letter of Environmental Review from the State and that it is consistent. (6 ayes)

Ms. Twitchell stated that she feels it is appropriate to approve where the applicant will be unable to move forward without the approval of the State

5. New Business

None

6. Other Business

Upcoming applications to be seen by the Board

An application for a Daycare center, Parker Daycare.

Mr. Cleveland will review the application with the applicant. The Board discussed the difference between a home occupation and a new center.

There is also the possibility of the cultivation of Medical Marijuana.

Mr. Cleveland stated that in his review of the application of the Daycare will need to be discussed between Mr. Cleveland and the applicants and they will not be ready to be seen in front of the Board in the next month.

7. PLANNING BOARD MINUTES FROM November 20, 2019.

Mr. Youland motioned to accept the November 20, 2019 minutes as written as is and seconded by Morris. 5 ayes, 1 abstained.

8. REPORTS

Mr. Folsom reviewed building permits issued this month.

9. ANNOUNCEMENTS AND CORRESPONDENCE

There will be a Public Hearing on December 19, 2019 regarding the Plan.

There will be no Workshop in January.

10. PUBLIC COMMENTS

11. ADJOURNMENT

Mr. Morris made a motion for adjournment and it was seconded by Mr. Emmons and the Board unanimously accepted. The meeting adjourned at 7:42 pm.

Respectfully submitted by, Megan L. Ricker, Secretary.